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4 Lomond Crescent, Lakeside, Cardiff, CF23 6ES

Offers in excess of £550,000

 black

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A stunning beautifully improved larger three bedroom detached double fronted house, built circa 1964 with elevations in facing brick, inset with reliefs of white render, all beneath a deep pitched roof of concrete interlocking tiles.

This spacious well designed and versatile modern house occupies a fine elevated corner plot with extensive private parking, and a large and very private rear garden, allowing considerable potential to extend subject to the required planning applications and building regulations.

The property benefits white replacement PVC double glazed windows and outer doors, gas heating with panel radiators, white traditional style panel doors and modern carpeted floors.

Lomond Crescent lies within the highly favoured school catchment of both Cardiff High School and Lakeside Primary, both of which are within easy walking distance.

This impressive home is available with no chain and the well-designed and versatile living space comprises an entrance hall leading to an inner hall/reception room, a sitting room (19'9 x 7'8), an open plan dining room, a fitted kitchen, a large lounge (18'0 x 12'0), and a stylish modern ground floor shower room.

The first floor comprises three good bedrooms and a modern family bathroom. Lomond Crescent is a quiet residential road, away from busy passing traffic, located off Celyn Avenue which leads both Roath Park Lake and Cyncoed Road. A very impressive home in a great location. Must be seen!

Lomond Crescent is located just a short walk from the scenic Roath Park Lake, Wild Gardens and Botanical Gardens. Also within a short walk is Rhydypenau Cross Roads shopping centre and Lakeside Shopping precinct on Clearwater Way, whilst also close by are two local Railway Stations at Heath Low Level and Heath High level, enabling fast travel to Queen Street and Cardiff Central.

Also within easy walking distance is the University Hospital of Wales, together with Heath Park. Close by are stylish coffee shops, hairdressers, Dentists, and a Tesco supermarket. Within Rhydypenau is a newly opened Italian Restaurant (Pizzeria Villaggio), whilst within walking distance is the Local bus services connect with Cardiff City centre.

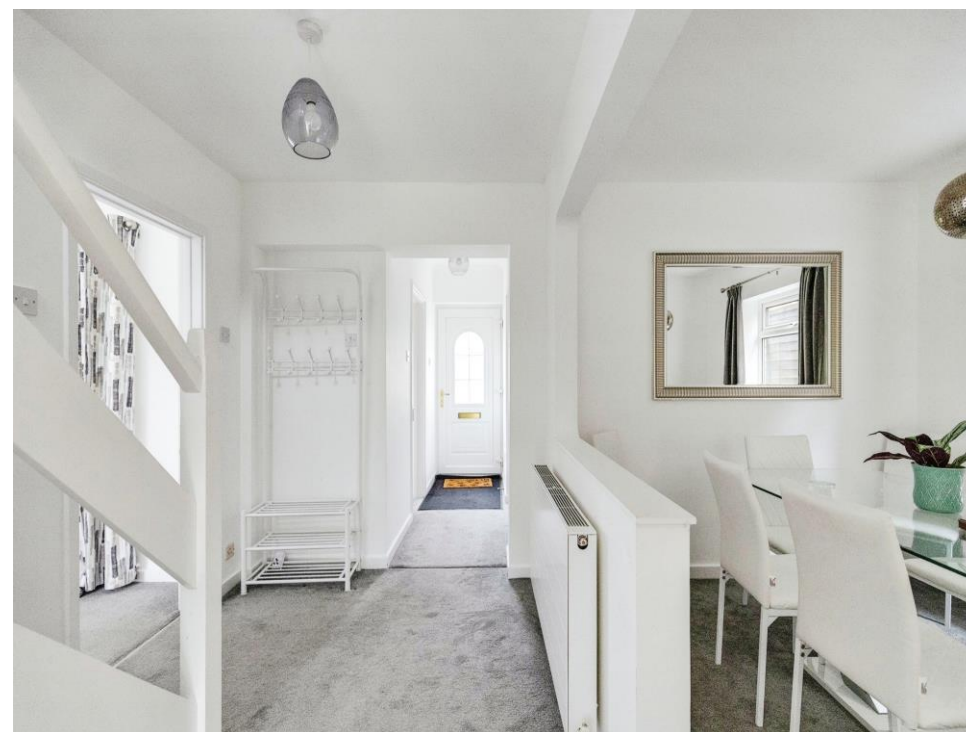
### Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door leading in to a front hall with carpeted flooring and coved ceiling.

### Sitting Room

19' x 7' 8" (5.79m x 2.34m)

Approached independently from the entrance hall via a white traditional style panel door with chrome door handle leading to a very useful and versatile third reception room, equipped with a white PVC double glazed window with an outlook on to the quiet frontage close, two further white PVC double glazed windows with both side aspects, radiator, coved ceiling.





### Dining Room

15' 2" x 9' 6" (4.62m x 2.90m)

Open plan to a further hallway area with a carpeted single flight staircase providing access to the first floor landing, dining area with ample space for a dining table and eight chairs, continuous modern carpeting, two radiators, PVC double glazed window with a side aspect.

### Kitchen

14' 9" x 7' 10" (4.50m x 2.39m)

Well fitted along three sides with a modern range of floor and eye level units with high gloss doors and slim line handles beneath round nosed laminate patterned worktops, incorporating a stainless steel four ring gas hob beneath a matching fitted extractor hood, integrated stainless steel sink unit with vegetable cleaner, mixer taps and drainer, integrated Hotpoint fan assisted electric oven with separate grill, space for the housing of an upright fridge freezer, space with plumbing for a washing machine, space with plumbing for a dishwasher, double radiator, part ceramic tiled walls, floor units with retractable shelves, ceramic tiled flooring, ceiling with spotlights, PVC double glazed window with matching obscure glass PVC double glazed outer door opening on to the delightful private corner gardens. Stylish chrome light switches and power points.



### Lounge

18' x 12' (5.49m x 3.66m)

Approached independently from the inner hallway via a white traditional style panel door with chrome handles leading to a good size principal lounge inset with white PVC double glazed sliding patio doors that open on to and overlook the large and lovely private rear gardens, further PVC double glazed window with outlooks across the block paved frontage drive and on to the quiet frontage road, two double radiators, high ceiling, open fireplace. Modern continuous contemporary grey carpeting throughout.

### First Floor Landing

Approached via a carpeted single flight staircase leading to a matching carpeted landing with access to the roof space and a PVC double glazed window with a rear garden outlook.

### Bedroom One

12' x 11' 1" (3.66m x 3.38m)

With a range of fitted full height wardrobes with white door fronts, slim line handles and mirrored fronts, radiator, PVC double glazed window with outlooks across the frontage drive and on to the quiet frontage close.



### Bedroom Two

15' 3" x 9' 7" (4.65m x 2.92m)

Inset with a white PVC double glazed window with outlooks across the block paved frontage drive and on to the quiet frontage close, radiator, built out cupboard housing a modern Worcester gas fired central heating combination boiler.

### Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Continuous contemporary grey carpeting, radiator, PVC double glazed window with a pleasing rear garden outlook.

### Family Bathroom

With walls ceramic tiled comprising panel bath with chrome hand grips, chrome shower unit with glass shower screen, mounted Sottini shaped wash hand basin with chrome mixer taps and a built out vanity unit, W.C. with concealed cistern, vertical radiator, obscure glass PVC double glazed window to rear, air ventilator, Creda electric wall heater, ceiling with spotlights, full range of vanity units.



## Outside

### Entrance Drive

Fully block paved front entrance drive providing comfortable parking for four cars enclosed via low brick boundary walls and approached via a dropped kerb double width entrance.

### Garage

17' 9" x 10' 10" (5.41m x 3.30m)

Approached via an electronically controlled fob operated electric up and over door leading to a sizeable attached garage with roof space storage, electric power and light, PVC double glazed courtesy door and clear glass PVC double glazed window approached from the large sunny corner rear gardens.



## Rear Gardens

A good size and very private level corner plot southerly facing, laid to lawn beyond a wide paved sun terrace enclosed along three sides for maximum privacy and security by a combination of timber fencing and high growing conifer trees well-tended.

Outside water tap, outside power points and floodlights. A side garden is wide partly paved and enclosed by timber fencing and inset with a useful garden gate that provides access directly on to the front entrance drive.

The alternative side garden is wide also finished in hard concrete and also inset with a large secure garden gate providing front access.







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