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36 Lakeside Drive, Lakeside, Cardiff, CF23 6DF

£775,000

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A large detached four bedroom double fronted family home, built in 1959, extended in 2012, and occupying a fine location fronting tree lined Lakeside Drive, a highly favoured private residential road, comprising chiefly detached properties, and located just a short walk from the scenic Roath Park Lake, Wild Gardens and Botanical Gardens. The property also lies within the catchment of Cardiff High School and Lakeside Primary School, both within a short walk. This most impressive well-designed residence, has been greatly improved in recent years including an architect designed two storey extension which provides a super-sized sitting room (25'4 x 22'4 max) and a large open plan fully fitted modern contemporary kitchen and breakfast room (23'4 x 18'0). The versatile living space also includes a large lounge (18'0 x 12'0) inset with French doors which open onto and overlook the large and lovely rear gardens, a formal dining room and a down stairs cloak room. The first floor comprises a central spindle balustrade landing, a master suite which includes a double sized bedroom approached by a private landing, and also benefiting a stylish ensuite shower room and a separate walk- wardrobe or dressing room. There are three further bedrooms and a modern white family bathroom. The property includes gas heating with panel radiators, regularly serviced, white PVC replacement double glazed windows, many changed in 2012, wood block floors, and a modern electric consumer unit circa 2002. The property also benefits a private entrance drive with additional side parking space, a large garage

(18'0 x 9'7), and a large and lovely delightful mature rear garden. Special features include both Neff and Siemens integrated appliances within the kitchen, full height picture windows within the sitting room, as well as a custom full height book case, matching windows within the master bedroom, both of which enjoy truly delightful views across the rear gardens. The property is available with no chain. Probate has been submitted and a grant of probate is expected sometime around December 2023/January 2024. 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.

Ground Floor Entrance Reception Hall Approached via a solid oak panelled front entrance door inset with a pretty stained glass centre window leading in to a central hallway with charming wood block flooring, radiator, renewed oak spindle balustrade carpeted single flight staircase leading to a main landing, useful full height built-in cloaks hanging cupboard, useful built-in under stair cupboard housing a modern electrical consumer unit last inspected 22/12/2010.

Downstairs Cloakroom Modern white suite comprising slim line W.C. and shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, tiled flooring, replacement obscure glass PVC double





glazed window to rear. Approached from the hall via a contemporary oak panel door inset with stylish upper light glass window.

Lounge 18' x 12' (5.49m x 3.66m) Approached independently from the entrance hall via a contemporary oak panel door inset with pretty bevelled glass upper light windows. PVC double glazed window with outlooks on to the tree lined frontage road, further PVC double glazed French doors with matching side screen windows opening on to the large and lovely rear gardens, coved ceiling, two double radiators.

Formal Dining Room 12' x 9' (3.66m x 2.74m) Independently approached from the entrance hall via a contemporary oak panel door inset with bevelled glass upper lights leading in to a charming dining room with part wood block flooring, double radiator, white PVC double glazed window with outlooks on to the tree lined frontage road.

Kitchen and Breakfast Room 18' x 23' 4" maximum (5.49m x 7.11m maximum) Well fitted extensively along four sides with modern floor and eye level units with high gloss doors with slim line chrome handles beneath oak work surfaces incorporating a modern sink with chrome mixer taps, vegetable cleaner and drainer, integrated four ring Neff gas hob with glass splashback with canopy style extractor hood with glass surround, integrated Neff fan assisted electric oven,



space for the housing of a microwave, central island unit with integrated Siemens dishwasher, space with plumbing for a washing machine, space for the housing of a breakfast table and chairs, two stylish vertical radiators, space for the housing of an upright fridge freezer, multiple storage units with soft closing doors and drawers, drawers with custom made cutlery compartments, deep pan drawers with further custom made pull out cutlery compartments, stylish flooring, chrome finished light switches and power points, PVC double glazed French doors opening on to the large and lovely rear gardens, further PVC double glazed outer door to side, internal courtesy door to garage.

Sitting Room

25' 4" x 22' 4" (7.72m x 6.81m) A truly impressive and very contemporary architect designed sitting room forming part of a two storey extension, inset with full height double glazed sliding patio doors that open on to and overlook the large and lovely rear gardens, high ceiling with spotlights, multiple double glazed stripped windows with wood sills, full range of custom made book shelves, three contemporary vertical radiators, useful built-in full height storage cupboard, stylish chrome finished light switches and power points throughout. This room is approached from the kitchen/breakfast room via contemporary glass pine panel double doors with Regency handles.



First Floor Landing Approached via a wide carpeted spindle balustrade staircase leading to a half landing and then on to a main landing with a spindle balustrade surround, white PVC double glazed window to front, radiator, large access to roof space, built-in airing cupboard housing a factory insulated cylinder with electric immersion heater.

Master Suite Bedroom One 14' 8" x 10' 2" (4.47m x 3.10m) Approached from a private inner landing hall enclosed and approached from the main landing via a contemporary oak panel door. The inner landing hall includes a double glazed obscure glass PVC window with a pine sill and a radiator. The main bedroom is shaped with a large semi-circular bay inset with double glazed windows with tilt and turn facility with outlooks across the large and lovely rear gardens and towards Lake Road East. Ceiling with spotlights, stylish chrome light switches and power points, vertical radiator.

Ensuite Shower Room 8' 4" x 8' maximum (2.54m x 2.44m maximum) Stylish contemporary modern white suite with walls fully tiled and tiled flooring comprising large walk-in shower with chrome shower fittings and shaped clear glass shower doors and screen, W.C. with concealed cistern and wall mounted mixer shower fitment, wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, chrome vertical towel rail/ radiator.



Obscure glass double glazed window to side, ceiling with spotlights, air ventilator, and chrome shaver point.

Ensuite Dressing Room

7' 10" x 7' 5" (2.39m x 2.26m)

Fitted with multiple hanging space, spotlights and a radiator. Approached from the master suite hall via a contemporary oak panel door.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

Approached independently from the landing via a contemporary oak panel door leading to a double size bedroom inset with a white PVC double glazed window with a rear garden outlook, and a radiator.

Bedroom Three

12' x 6' 9" (3.66m x 2.06m)

Approached independently from the landing via a contemporary oak panel door, radiator, and PVC double glazed window with outlooks on to the frontage road.

Bedroom Four

12' x 10' maximum (3.66m x 3.05m maximum)

Currently fitted with full height built out wardrobes incorporating a drop down collapsible and concealed bed. White PVC double glazed window with outlooks on to Lakeside Drive. Approached independently from the landing via a contemporary oak panel door.



Family Bathroom White suite with walls largely tiled comprising panel bath with chrome mixer taps and chrome mixer shower fitment, shaped wash hand basin with chrome mixer taps and pop-up waste, built out vanity unit, W.C. with concealed cistern, tiled flooring, obscure glass PVC double glazed window to rear. Double radiator.

Outside Front Garden Incorporating a stone finished car space.

Entrance Drive Private off street vehicular entrance drive leading to.....

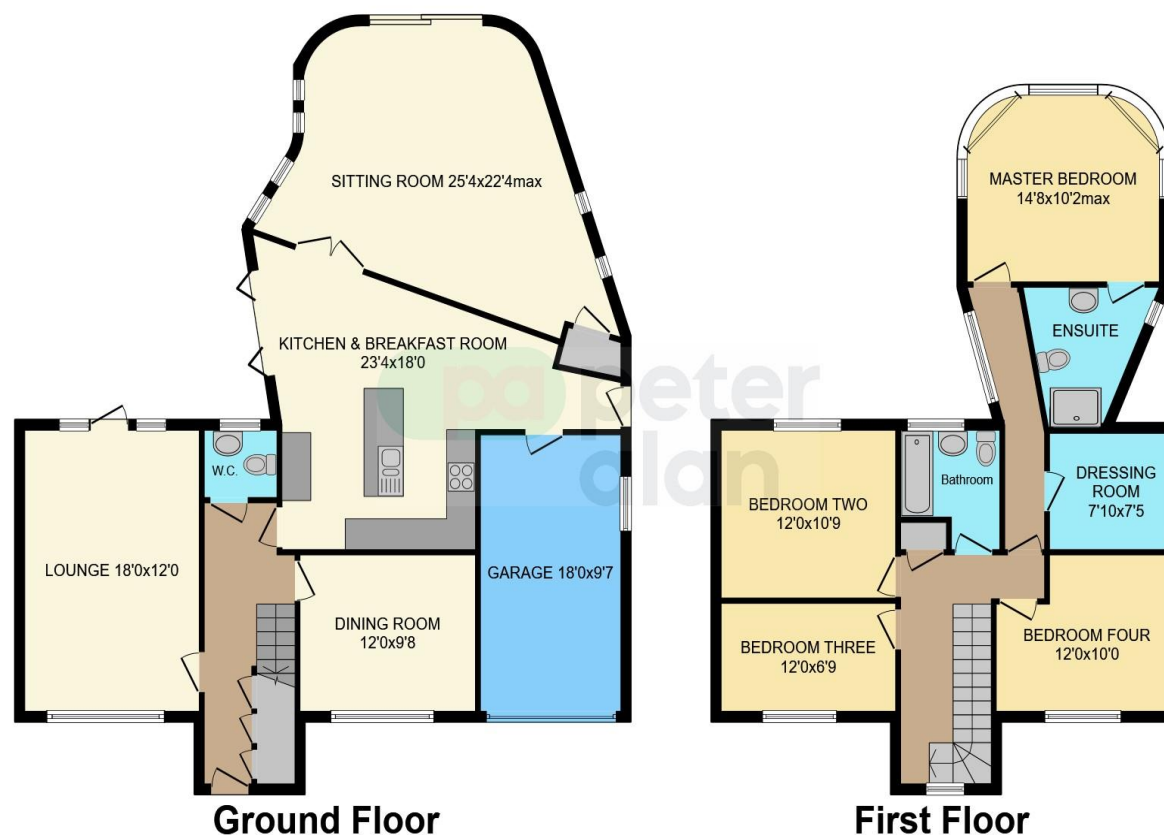
Garage 18' x 9' 7" (5.49m x 2.92m) Approached via a roller entrance door leading to a sizeable garage with a high ceiling with exposed timbers and equipped with electric power and light, a timber casement window with obscure glass to the side and a wall mounted modern Vaillant gas fired central heating boiler. Internal courtesy door opening in to the kitchen and breakfast room.

Rear Garden Large and lovely well stocked rear garden very mature with extensive established shrubs, plants, and garden trees. Inset with a crazy paved sun terrace which is approached from both the lounge and the kitchen/breakfast room, this garden is a horticulturists dream with its extensive range of bedding plants and mature shrubbery.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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