

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LAKE ROAD WEST,  
ROATH PARK




# LAKE ROAD WEST,

ROATH PARK, CF23 5PG - £250,000

**OFFERS IN EXCESS OF £250,000**

A stunning First floor DUPLEX apartment for sale, Located within this iconic Cardiff Building, which has been Sympathetically restored. This beautiful bespoke property offers great accomderation such as independent access, open plan kitchen living space, with sleek modern Avantgarde kitchen, with integrated HOOVER appliances, as well as Contemporary fully tiled bathrooms from Porcelanosa. Spread over two levels, you have two double bedrooms, and Master En-suite. Offered with No chain, parking space, this would make a fantastic home. The property is packed full of modern touches, mixed with traditional charm.

Please call JEFFREY ROSS to register your interest & arrange a viewing.

 2 bedroom(s)  2 bathroom(s)  818.00 sq ft

**ENTRANCE HALL**

**OPEN PLAN LOUNGE**

**KITCHEN**

**BEDROOM**

2'90m x 3'24m (6'6" x 9'10" x 78'8")

**BATHROOM**

**2ND FLOOR BEDROOM**

4'81m x 4'22m (13'1" x 13'1" x 72'2")

**ENSUITE SHOWER ROOM**

**PARKING**

Allocated parking, offer 1-2 cars to be parked off road


**TENURE**

Leasehold, with a 50% share of the freehold, but this is to be confirmed by your solicitor.

**COUNCIL TAX**

Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Lake Rd W, Roath Park, CRF**

Main Building: Total Interior Area 809.72 sq ft



1st Floor Duplex



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

