

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



WOOLASTON AVENUE
LAKESIDE



Woolaston Ave, Lakeside, CRF

Main Building: Total Interior Area 1807.28 sq ft



Ground Floor



1st Floor



2nd Floor





A super sized home, in the heart of Lakeside. Loads of space for all the family !

Comments by - Mr Ramzy Bancroft



WOOLASTON AVENUE

LAKESIDE, CF23 6HA - OFFERS IN THE REGION OF £540,000



7 Bedroom(s)



3 Bathroom(s)



1807.00 sq ft

SUPER SIZED FAMILY HOME !

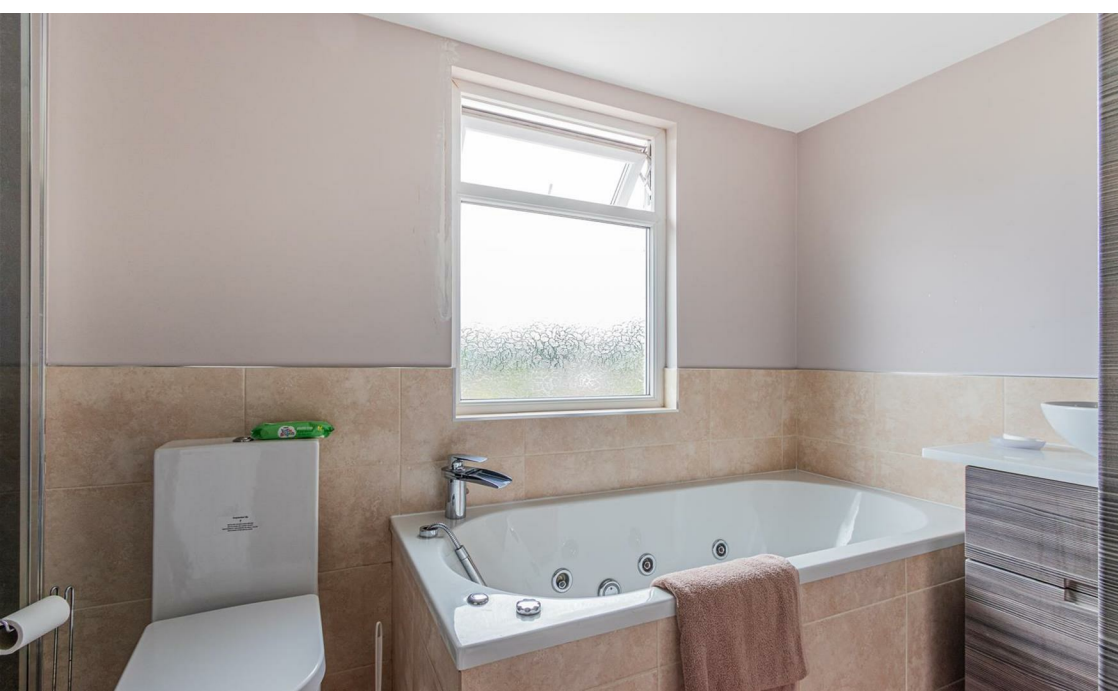
We are pleased to offer for sale this amazing property located in the heart of LAKESIDE. Positioned on Woolaston Avenue, you are within a stone's throw of Lakeside primary school, and a very short walk to Roath Park, Cardiff high school and local high streets, making this convenient for families.

The property has been extended and offers 7 BEDROOMS, Ensuite, 2 X family bathrooms, and WC. The property further benefits from a through lounge dining room, kitchen diner, and handy 3rd reception room, currently used as a play room. Outside there is a generous paved driveway to front, offering multiple cars to park off road. There is side access leading to the rear enclosed garden, with lawn and raised patio. The garden has a south East aspect. Please contact us to arrange a viewing for this great property that we feel will be very popular.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
02920 499680
Ramzy@jeffreygross.co.uk
Branch manager





- Hall
- Living room
- Dining room
- Kitchen diner
- WC
- Family / play room
- Landing
- Bedroom
- Rear bedroom
- Bedroom
- Ensuite Shower room
- Bedroom / study
- Family bathroom
- 2nd floor landing
- Rear Bedroom

- Front Bedroom
- Bathroom
- Front Bedroom
- Garden
- Driveway
- School Catchment
Lakeside primary school
Ysgol Y Berllan Deg
- Cardiff High school
Ysgol Gyfun Gymraeg Bro Edern
(year 2022-23)
- * This is subject to change & availability
- Council Tax
Band -G
- Tenure
Freehold, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 