

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



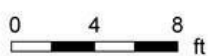
Ground Floor



1st Floor



2nd Floor



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.



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

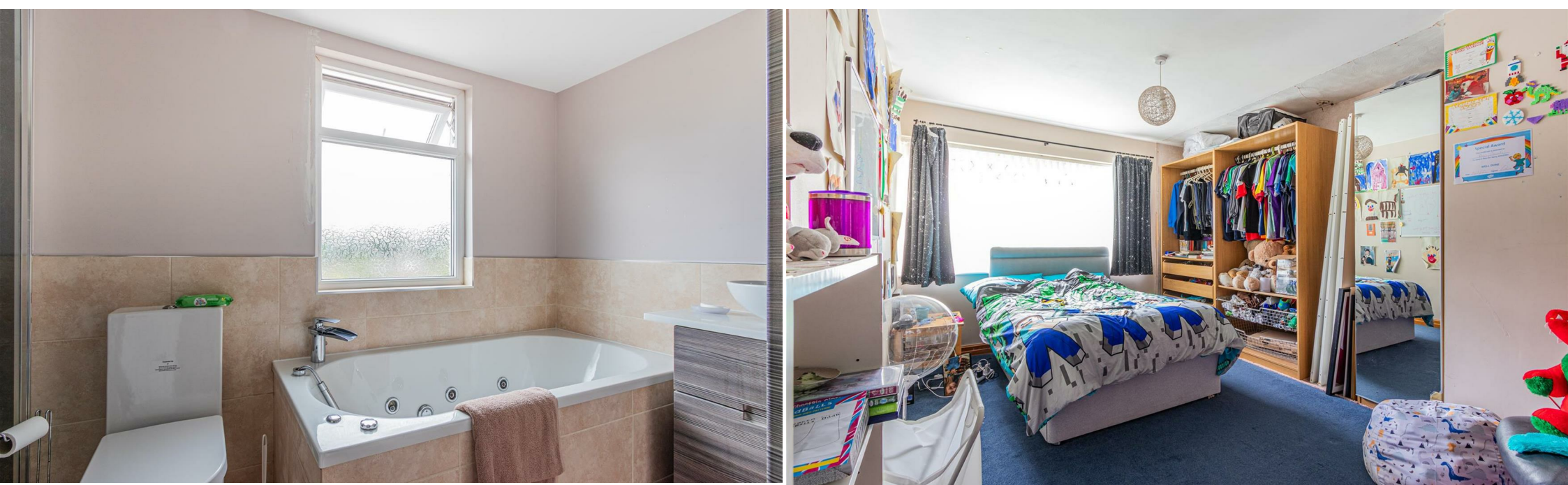
 7 Bedroom(s)
  3 Bathroom(s)
  1807.00 sq ft

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		
(81-91) B		84
(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 