

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



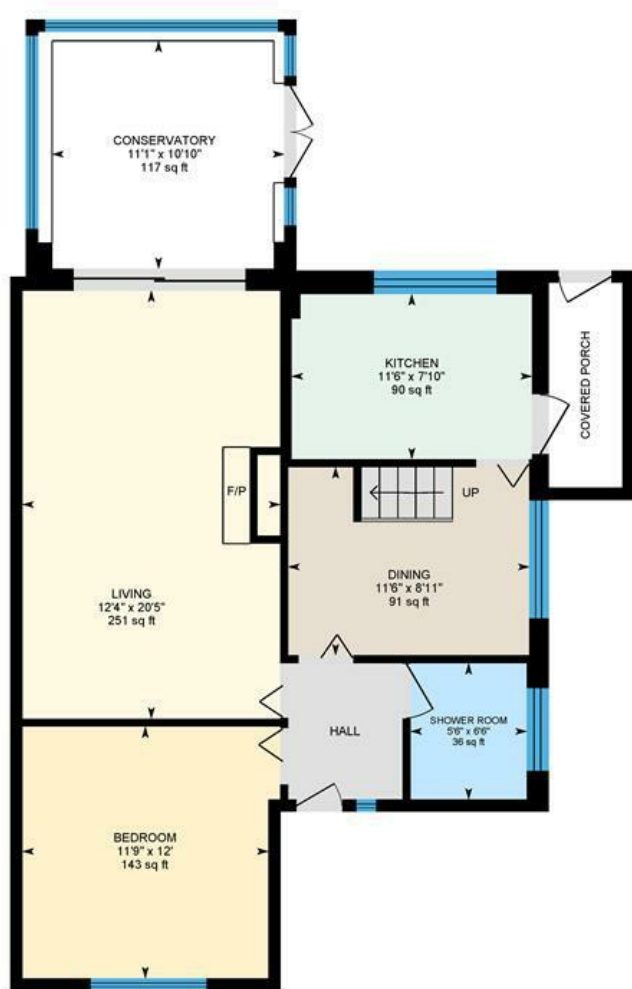
CARNEGIE DRIVE  
LAKESIDE



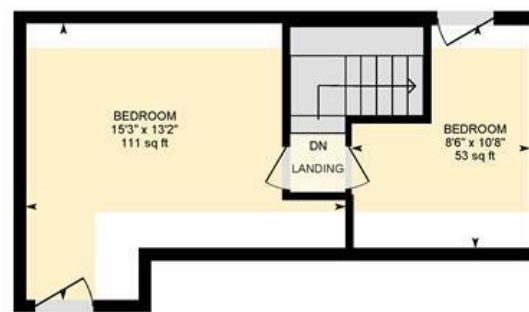


## Carnegie Dr, Cyncoed, CRF

Main Building: Total Interior Area 892.85 sq ft



**Ground Floor**  
Interior Area 684.26 sq ft



**1st Floor**  
Interior Area 208.60 sq ft



PREPARED: 2024/03/09

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.





Stylish semi detached bungalow  
bordering Lakeside and Cyncoed.

Comments by - Mr Elliott Hooper-Nash



## CARNEGIE DRIVE

LAKESIDE, CF23 6DH - ASKING PRICE - £435,000



3 Bedroom(s)



1 Bathroom(s)



1129.00 sq ft

JeffreyRoss are proud to bring to the market this impressively sized 3 bedroom semi detached bungalow in the popular area of Lakeside bordering Cyncoed. The property has been much improved by the current owners and briefly comprises entrance hallway, main bedroom, large living room onto conservatory, newly fitted downstairs bathroom, modern fitted kitchen and separate dining room with stairs to the first floor. Upstairs boast 2 further bedrooms, a good size double and single bedroom used as a music room and office. To the rest is a beautifully landscaped garden and patio area, with separate garage and utility area linking the two. To the front is driveway parking for several vehicles. The property is walking distance to the newly built local amenities and Roath Park Lake as well as catchment area for Lakeside primary and Cardiff High School.

Take a closer look at our interactive walk through tour for a closer look.

### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
02920 499680  
Elliott@jeffreyross.co.uk  
Director







**Entrance Hallway**

**Bedroom One**

3.58m x 3.66m (11'9 x 12')

**Bathroom**

1.68m x 1.98m (5'6 x 6'6)

**Living Room**

3.76m x 6.22m (12'4 x 20'5)

**Dining Room**

3.51m x 2.72m (11'6 x 8'11)

**Kitchen**

3.51m x 2.39m (11'6 x 7'10)

**Utility Area**

**Conservatory**

3.38m x 3.30m (11'1 x 10'10)

**Bedroom Two**

4.65m x 4.01m (15'3 x 13'2)

**Bedroom Three**

2.59m x 3.25m (8'6 x 10'8)

**Garage**

Detached garage with up and over door.

**Council Tax**

Band F

**School Catchment**

Lakeside Primary School (year 2024-25)  
 Note - Howardian Primary and Ysgol Gynradd Groes-wen  
 Primary School catchment areas are yet to be established.

Cardiff High School (year 2024-25)  
 Ysgol Y Berllan Deg (year 2024-25)

**Driveway**

Parking for Several vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>64</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 