

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

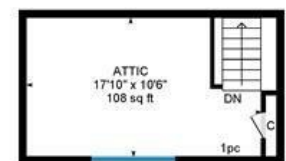
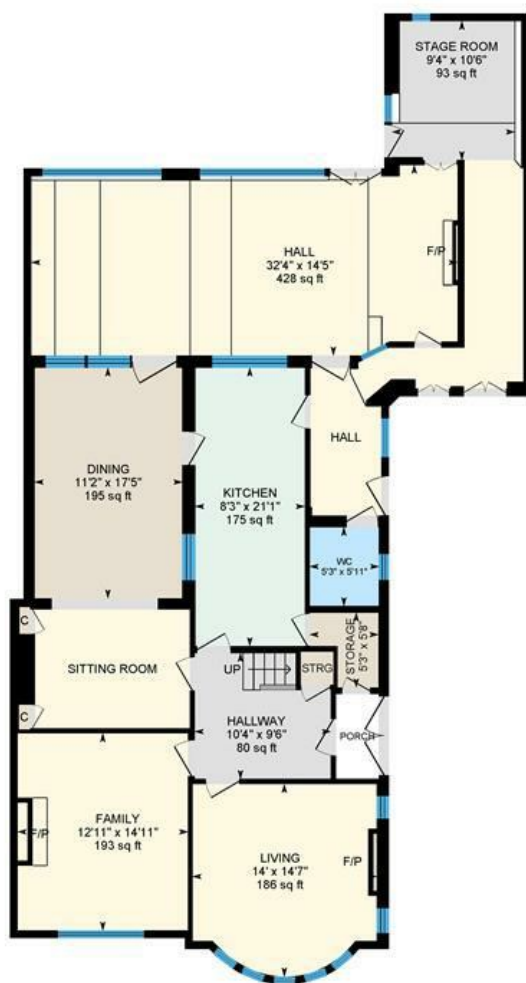


LAKE ROAD WEST
ROATH PARK



Lake Rd W, Lakeside, CRF

Main Building: Total Interior Area 2588.20 sq ft



0 6 12 ft

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 fantastic opportunity for a house with so much potential, and one of the best Spots on the Lake

Comments by - Mrs Amanda Trinder



LAKE ROAD WEST

ROATH PARK, CF23 5PJ - ASKING PRICE - £750,000



3 Bedroom(s)



1 Bathroom(s)



2588.00 sq ft

We are pleased to offer for sale this charming semi detached home, located on LAKE ROAD WEST in a stunning spot with uninterrupted views over Roath Park Lake. This unique property has been extended by the current owners and offers fantastic space and potential. Further boasting lovely original features, south west facing garden, and no onward chain. Briefly comprising a great size entrance hall, two generous front reception rooms, kitchen, extended through dining - sitting room, large rear room which was used as a stage/ theatre, WC, and large storage room. Upstairs there is a bright landing, three bedrooms, Ensuite bathroom, WC and bathroom, and a further staircase leading to the loft room. Outside you have level driveway to front and side, offering for multiple cars to park off road, enclosed sunny west facing terraced garden with greenhouse & multiple outbuildings. Situated within very popular school catchment such as Rhydypenau Primary School & Cardiff High school, and close proximity to shops and a choice of Parks & green spaces, making this a super family home.

This property is also offered with NO ONWARD CHAIN.

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer





Front drive
Off road marking for multiple cars, access to the side of the house

Hall
9.86m x 4.39m (32'4" x 14'5")

Living room
4.27m x 4.45m (14' x 14'7")

Family room
3.94m x 4.55m (12'11" x 14'11")

Sitting room

Dining Area
3.40m x 5.31m (11'2" x 17'5")

Rear rec room

Kitchen
2.51m x 6.43m (8'3" x 21'1")

Rear lobby

Storage / converted garage

Landing

Bedroom 1
4.06m x 4.47m (13'4" x 14'8")

Ensuite
2.39m x 2.01m (7'10" x 6'7")

Bedroom 2
3.61m x 4.55m (11'10" x 14'11")

Bedroom 3
3.66m x 2.74m (12' x 9')

WC

Bathroom

Loft room
5.44m x 3.20m (17'10" x 10'6")

Garden

Tenure
Freehold but this is to be confirmed by your solicitor

School catchment
Rhydypenau Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

*this is subject to change and availability

Council tax
Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 