

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR

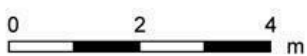


CEFNOED ROAD  
CYCNOED



## Lake House-2 Cefn-Coed Road, Roath Park, CRF

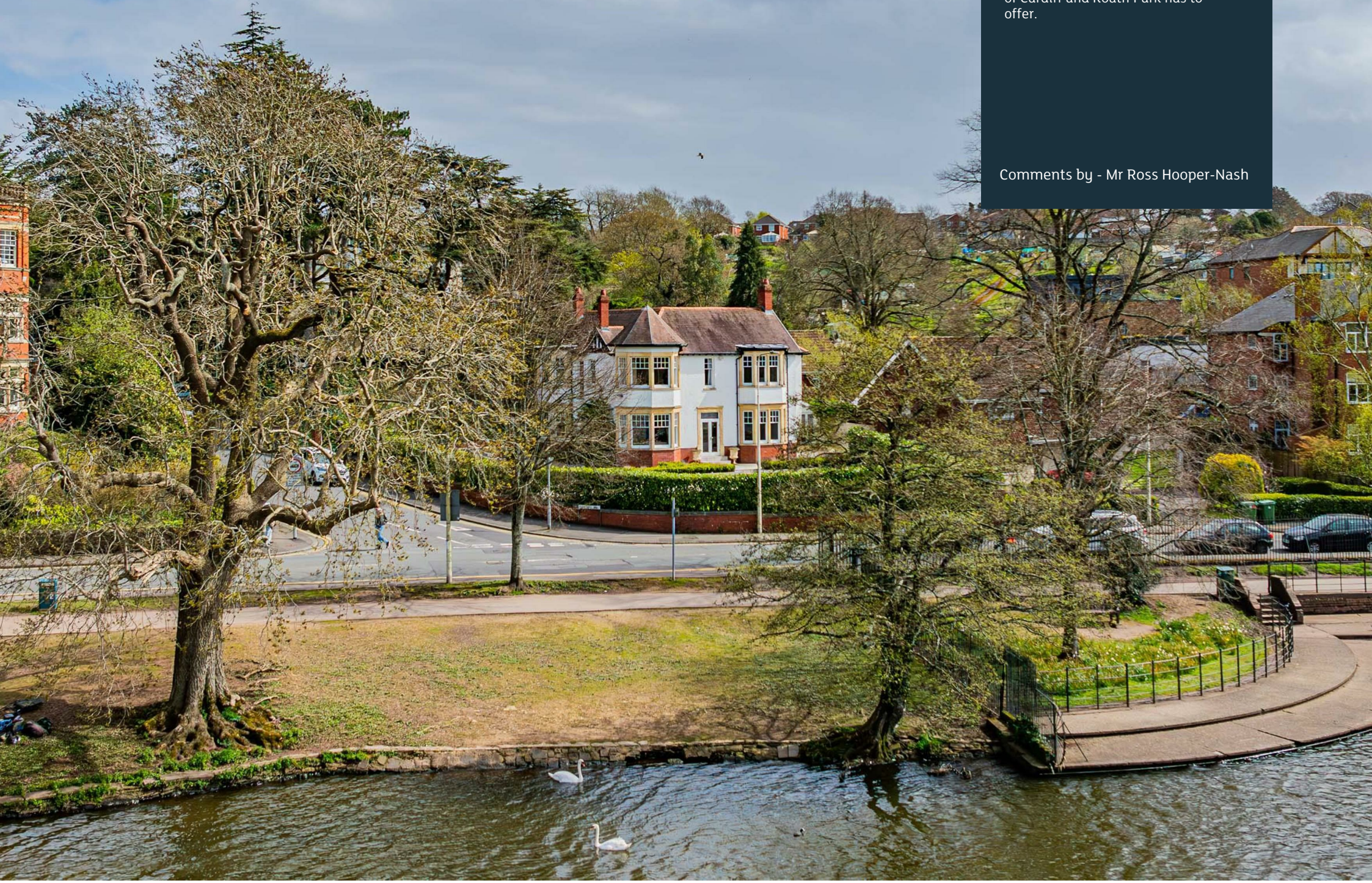
Main Building: Total Interior Area Above Grade 3,077.36 sqft



PREPARED: 2024/04/03

Arguably one of the best houses on the Lake with some of the best views of Cardiff and Roath Park has to offer.

Comments by - Mr Ross Hooper-Nash



## CEFN COED ROAD

CYCNOED, CF23 6AQ - ASKING PRICE £1,350,000



5 Bedroom(s)



3 Bathroom(s)



3077.36 sq ft

Rarely do houses in a position like this come to market. This stunning five bedroom detached property with elevated water views of Roath Park lake comprises a large reception hall, bay fronted lounge, dining room and study, open plan kitchen/dining and family room, utility room, cloakroom WC, 5 good size bedrooms, two ensuite shower rooms and a family bathroom. The property further benefits a west facing garden and a large driveway. No Chain.

### PROPERTY SPECIALIST

Mr Ross Hooper-Nash  
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Director





**Entrance Porch**

**Hallway**

**Living Room**

4.93m x 6.23m widest points (16'2" x 20'5" widest points)

**Dining Room**

5.91m x 3.97m (19'4" x 13'0")

**Office**

2.74m x 3.80m (8'11" x 12'5")

**Utility**

1.44m x 2.28m (4'8" x 7'5")

**WC**

1.48m x 2.27m (4'10" x 7'5")

**Kitchen / Breakfast Room**

5.71m x 4.55m (18'8" x 14'11")

**Family Room**

4.19m x 3.43m (13'8" x 11'3")

**To the first floor**

**Bedroom One**

5.71m x 4.43m (18'8" x 14'6")

**Ensuite**

1.31m x 2.48m (4'3" x 8'1")

**Bedroom Two**

5m x 6.21m widest points (16'4" x 20'4" widest points)

**Bedroom Three**

5.93m x 4m (19'5" x 13'1")

**Bedroom Four**

2.78m x 5.23m (9'1" x 17'1")

**Ensuite**

2.81m x 0.79m (9'2" x 2'7")

**Bedroom Five**

2.34m x 3.91m (7'8" x 12'9")

**Family Bathroom**

3.12m x 3.50m (10'2" x 11'5")

**Garden**

**Driveway**

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council Tax**

Band -

**School Catchments**

My English medium primary catchment area is Lakeside Primary School (year 2024-25)

My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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>		<b>76</b>
		EU Directive 2002/91/EC 