

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

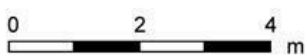


CEFNOED ROAD
CYCNOED



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) 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		
		76
	62	
England & Wales	EU Directive 2002/91/EC 