

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



Ground Floor  
Interior Area 136.12 m²



1st Floor  
Interior Area 134.08 m²

0 2 4 m

PREPARED: 2024/04/03

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.

iGUIDE





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 - £1,250,000



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**  
02920 397887  
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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 4.55m (18'8" 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	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76

England & Wales EU Directive 2002/91/EC











