

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



TORRENS DRIVE  
LAKESIDE



**ENTRANCE PORCH & HALLWAY**

**LIVING ROOM**  
3.53m x 5.56m (11'7" x 18'3")

**DINING ROOM**  
2.62m x 4.47m (8'7" x 14'8")

**KITCHEN LIVING SPACE**  
2.82m x 5.11m (9'3" x 16'9")

**LAUNDRY / UTILITY ROOM**  
2.49m x 4.27m (8'2" x 14')

**WC**  
2.49m x 0.99m (8'2" x 3'3")

**STORAGE**  
2.67m x 1.93m (8'9" x 6'4")

**BEDROOM ONE**  
3.40m x 4.45m (11'2" x 14'7")

**BEDROOM TWO**  
3.40m x 3.00m (11'2" x 9'10")

**BEDROOM THREE**  
2.34m x 3.23m (7'8" x 10'7")

**LANDING OFFICE SPACE & STAIRS LEADING TO**

**BEDROOM FOUR**  
4.14m x 4.52m (13'7" x 14'10")

**EN-SUITE**

**INTEGRAL GARAGE**  
2.31m x 5.44m (7'7" x 17'10")

**GARDEN**

**SCHOOL CATCHMENT**

Lakeside 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)

\* Subject to availability \*

**COUNCIL TAX**

Band E

**TENURE**

Freehold, but this is to be confirmed by your solicitor

**FRONT DRIVE**




Off road parking for multiple cars, access to garage, electric EV charging point





## TORRENS DRIVE

LAKESIDE, CF23 6DR - £550,000

 4 Bedroom(s)  2 Bathroom(s)  1258.00 sq ft

Jeffrey Ross are pleased to offer for sale this extended family home in Lakeside. The beautifully presented property has lots of features and offers a versatile layout. The property boasts an entrance porch, hall with storage, lounge diner with dividing doors, super extended kitchen diner with modern fitted kitchen, great size utility room, WC & integral garage. Upstairs there is a bright and spacious landing with reading / study nook, three good size bedrooms and family bathroom. Upstairs there is a fantastic loft bedroom complete with ensuite shower room, built in storage and extendable "roof balcony", offering views over the garden and surrounding green spaces. This house has a larger than average enclosed rear garden with patio, lawn, sheds and mature plants and trees. The garden has a very private aspect. There is also a drive for multiple cars to park off road, Integral garage and EV charging Point

Located on Torrens Drive, you are within highly desirable school catchment such as Lakeside primary & Cardiff High school, as well as a short walk to local high streets, Roath Park and train station. This house would make a great family home.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreyross.co.uk  
02920 499680  
Branch manager





Torrens Drive, Lakeside, Cardiff

### Torrens Dr, Roath Park, CRF

Main Building: Total Interior Area 1300.34 sq 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</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	