

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HURON CRESCENT  
LAKESIDE





**ENTRANCE HALLWAY**  
3.17m x 1.81m (10'4" x 5'11")

**OPEN PLAN LIVING / DINING ROOM**  
6.67m x 3.51m widest points (21'10" x 11'6" widest points)

**KITCHEN**  
3.43m x 2.36m widest points (11'3" x 7'8" widest points)

**CONSERVATORY**  
2.38m x 3.25m (7'9" x 10'7")

**TO THE FIRST FLOOR**

**LANDING**

**FAMILY BATHROOM**  
1.65m. x1.95m (5'4". x6'4")

**BEDROOM ONE**  
3.39m x 2.96m (11'1" x 9'8")

**BEDROOM TWO**  
3.24m x 2.74m (10'7" x 8'11")

**BEDROOM THREE**  
2.70m x 2.13m (8'10" x 6'11")

**STAIRS TO LOFT ROOM**

**LOFT ROOM / HOME OFFICE**  
4.96m x 3.35m (16'3" x 10'11")

**GARDEN**  
West facing family garden with side access and patio area off the conservatory.

**GARAGE**  
.76m x 2.98m (.249'4" x 9'9")

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

**COUNCIL TAX**  
Band - F

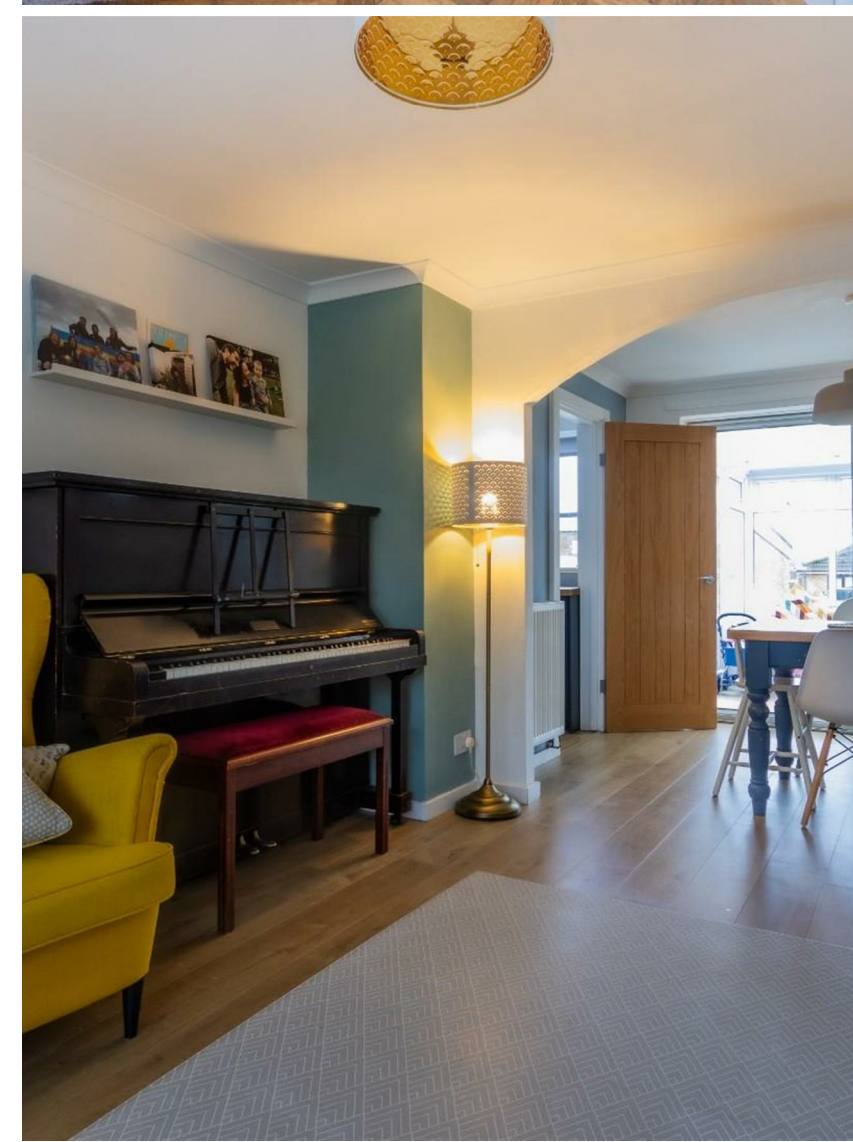
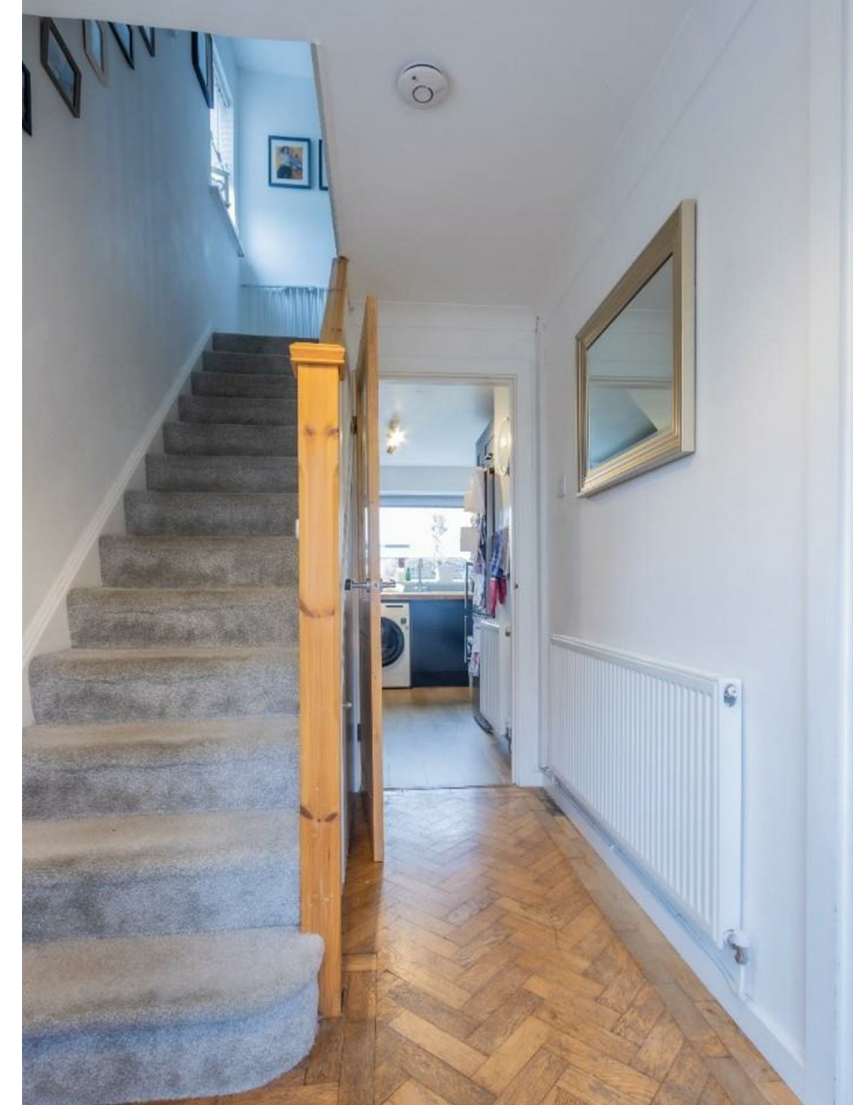
**SCHOOL CATCHMENT**  
My English medium primary catchment area is Lakeside Primary School (year 2024-25)

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)

**ADDITIONAL INFORMATION**  
New windows fitted in 2020  
New kitchen  
Power added to the garage  
Driveway Parking  
Shared access to garages with the neighbouring house










## HURON CRESCENT

LAKESIDE, CF23 6DT - £475,000

 3 Bedroom(s)  1 Bathroom(s)  1241.00 sq ft

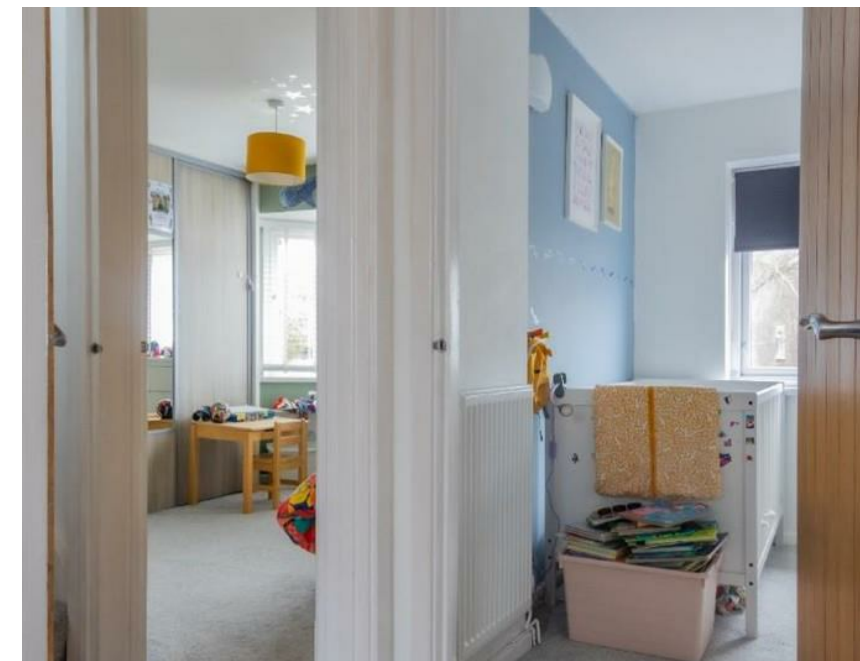
Nestled in the charming Huron Crescent, Lakeside, Cardiff, this beautifully presented semi-detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,241 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a guest room. The thoughtfully designed bathroom ensures convenience and style, catering to the needs of everyday life.

One of the standout features of this property is the converted loft, which serves as a versatile home office. This space is perfect for those who work from home or require a quiet area for study, allowing for productivity in a serene environment.

Outside, the west-facing garden is a delightful retreat, perfect for enjoying the afternoon sun. It offers a wonderful space for children to play or for hosting summer barbecues with friends and family. Additionally, the property benefits from driveway parking, providing ease and convenience for residents and visitors alike.

This lovely home in Lakeside is not just a property; it is a place where memories can be made. With its excellent location and thoughtful features, it is an ideal choice for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this charming house your new home.

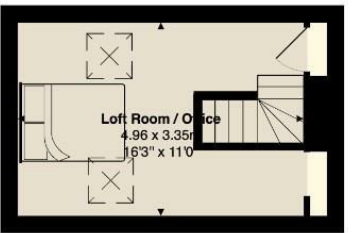
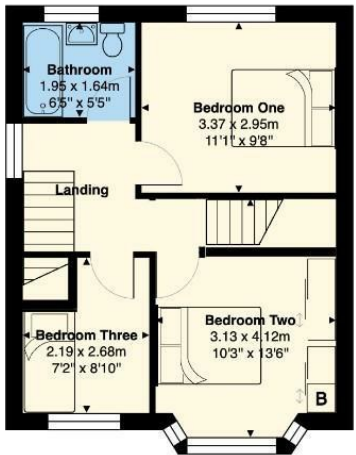
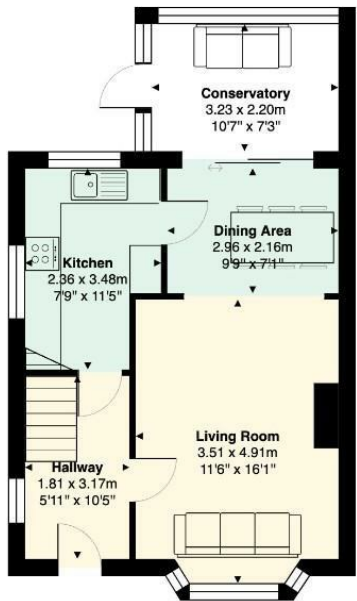
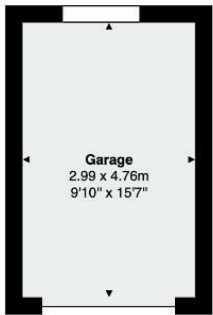


### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director







Huron Crescent, Cyncoed, CF23 6DT  
Total Area: 115.3 m² ... 1241 ft²  
All measurements are approximate and for display purposes only



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 