



www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Huron Crescent

LAKESIDE



Comments by Mr Elliott Hooper-Nash

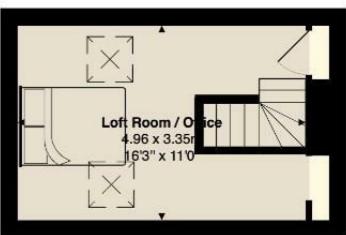
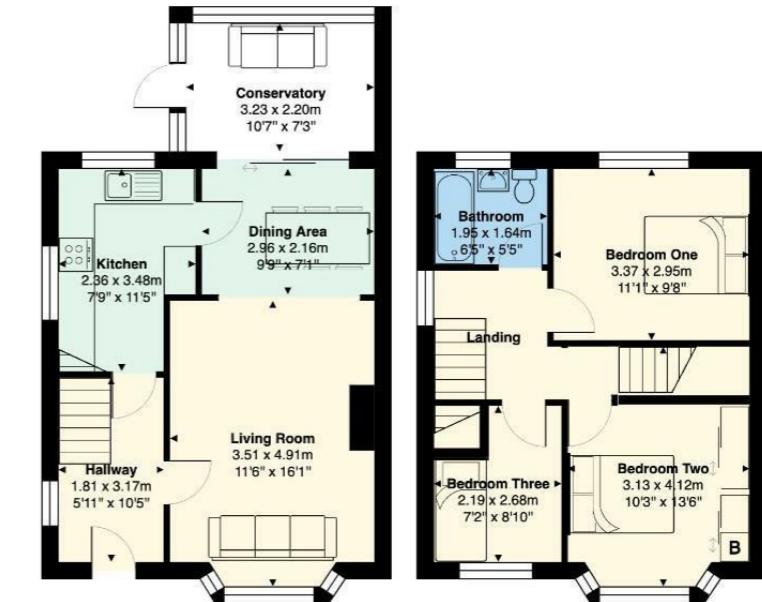
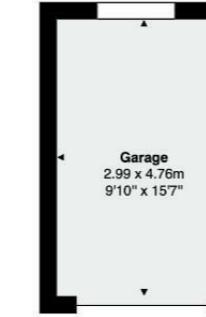
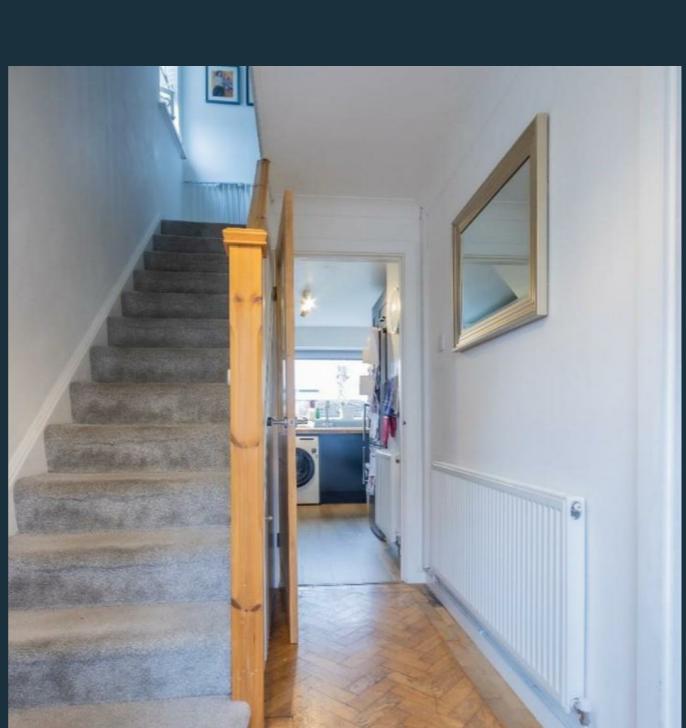


Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreyross.co.uk

Fantastic family home in Lakeside and Cardiff High Catchment, Beautifully presented and one not to be missed

Comments by the Homeowner



Huron Crescent, Cyncoed, CF23 6DT

Total Area: 115.3 m² ... 1241 ft²

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

www.jeffreyross.co.uk



Huron Crescent

Lakeside, Cardiff, CF23 6DT

Offers Over

£450,000



3 Bedroom(s)



1 Bathroom(s)



1241.00 sq ft



Contact our
Penylan Branch

02920 499680

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.



Entrance Hallway 10'4" x 5'11" (3.17m x 1.81m)

Open plan Living / Dining room 21'10" x 11'6" widest points (6.67m x 3.51m widest points)

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

Conservatory 7'9" x 10'7" (2.38m x 3.25m)

To the first floor

Landing

Family Bathroom 5'4". x6'4" (1.65m x 1.95m)

Bedroom One 11'1" x 9'8" (3.39m x 2.96m)

Bedroom Two 10'7" x 8'11" (3.24m x 2.74m)

Bedroom Three 8'10" x 6'11" (2.70m x 2.13m)

Stairs to loft room

Loft Room / Home Office 16'3" x 10'11" (4.96m x 3.35m)

Garden

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

Garage 24'9" x 9'9" (.76m x 2.98m)

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 Berilan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edem (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





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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

