



Sheppard

Lake Road West | | Cardiff | CF23 5PH

Asking price £850,000



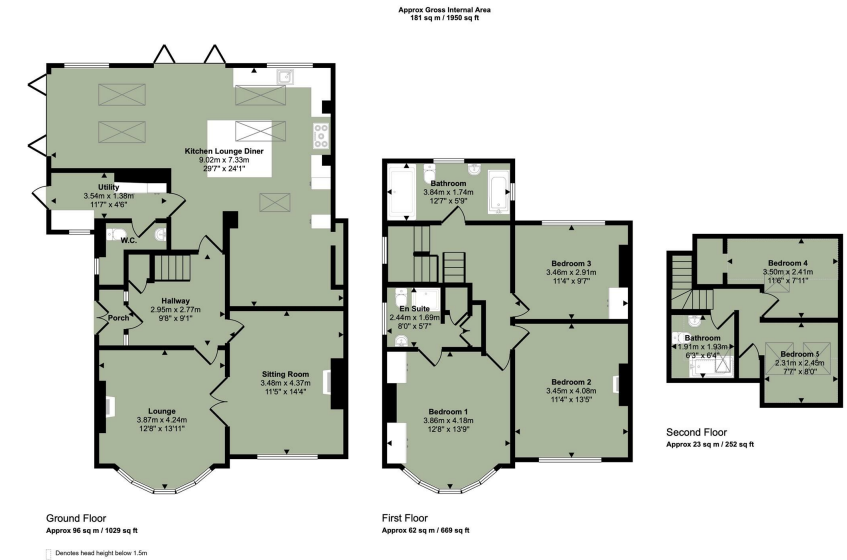
Sheppard & Bear

Lake Road West |
Cardiff | CF23 5PH
Asking price £850,000

Nestled and slightly elevated on the desirable Lake Road West in Cardiff, this outstanding semi-detached house offers a splendid family residence that spans an impressive 1,950 square feet over three floors. With five bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

The heart of the home features an open-plan family living area, complete with a modern kitchen that boasts a central island and bi-fold doors leading to the beautifully landscaped rear garden. This seamless connection to the outdoors enhances the living experience, allowing for delightful gatherings and entertaining. Adjacent to the kitchen, you will find a dining area and a cosy living room, creating a warm and inviting atmosphere. The living area offers further bi-fold doors opening to the side garden.

- Outstanding family residence
- Open-plan lounge/kitchen/dinning room
- En-suite master bedroom
- Garage and driveway
- Opposite beautiful rose gardens
- Three floors of spacious living
- Bi-fold doors to gardens
- Landscaped low-maintenance gardens
- Utility and ground floor WC
- Less than 100 yds from main gates to Lake



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band G
EPC Rating D

Cyncoed
Cardiff
CF23 6SZ
02921 051927
sales@sheppardandbear.com