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CARDIFF VALE CAERPHILLY BRISTOL



Lake Road West

ROATH PARK



A great spot overlooking Roath Park with lots of potential

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

Ramzy@jeffreyross.co.uk

NO CHAIN & IN A BEAUTIFUL STREET WITH VIEWS OVER ROATH PARK

Comments by the Homeowner

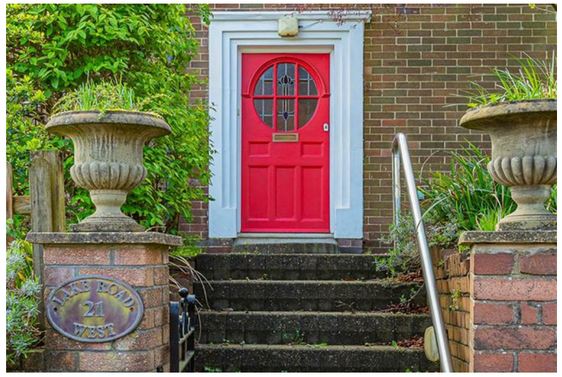












Lake Road West

Roath Park, Cardiff, CF23 5PG

Asking Price

£580,000

4 Bedroom(s) | 2 Bathroom(s) | 1883.00 sq ft



Contact our

Penylan Branch

02920 499680

Located on the very popular LAKE ROAD WEST is this 4 bedroom semi detached home for sale. Offering loads of space and potential throughout with a great size entrance hall, lounge with views over Roath Park, sitting room, kitchen diner, large pantry, WC and utility to ground floor. Upstairs there are four good size bedrooms, WC and bathroom. Outside there are lovely front side and rear gardens with a South facing rear aspect, as well as a driveway & great size garage offering off road parking for multiple cars. The property is positioned on a corner plot, overlooking Roath Botanical Gardens, with a short walk to local amenities, as well as Heath Hospital, & great transport links with easy access onto the M4 &Train stations. This would make a fantastic family home and within very popular school catchment such as Cardiff High school & Rhydypenau Primary School. Offered with NO ONWARD CHAIN.





Hall

Lounge diner

Sitting room

Kitchen diner

Pantry

WC

Utility Room

Landing

Bedroom 1

Bedroom 2

Bedroom3

Bathroom

WC

Bedroom 4

Garden

Garage & Parking

Tenure

Freehold, but this is to be confirmed by a buyers solicitor

Council tax

Band - H

School catchment

Rhydypenau Primary School
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

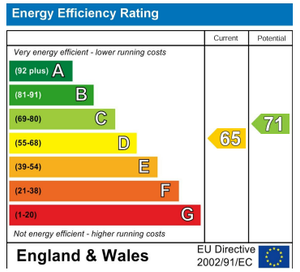
* Subject to Availability *




LG
NO FROST
ENERGY EFFICIENCY
RECOMMENDED
BOSCH






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
65
71
England & Wales
EU Directive 2002/91/EC



