

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



DEEPDALE CLOSE  
LAKESIDE





## Deepdale Cl, Penylan, CRF

Main Building: Total Interior Area 1592.92 sq ft



Ground Floor



1st Floor



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.





Comments by - Mrs Amanda Trinder



## DEEPDALE CLOSE

LAKESIDE, CF23 5LR - OFFERS OVER - £470,000



4 Bedroom(s)



2 Bathroom(s)



1592.00 sq ft

Located in a quiet cul-de-sac of Deepdale Close, this extended family home offers a perfect blend of space and comfort. Boasting four well-proportioned bedrooms, including a convenient ground floor bedroom with an adjoining shower room, this property is ideal for families or those seeking a self-contained annex, perfect for teenagers, elderly parents, or guests seeking privacy and independence.

The house features two inviting reception rooms, comprising a spacious family room and a large lounge, providing ample space for relaxation and entertaining. The kitchen diner is also of good proportions.

Set on a decent plot, the property benefits from a peaceful setting and is offered for sale with no onward chain, this home is ready for you to move in and make it your own.

Whether you are looking for a family home or a property with potential for future development, this house on Deepdale Close is a fantastic opportunity.

### PROPERTY SPECIALIST

**Mrs Amanda Trinder**  
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Senior valuer







|                                                                                    |                                                                                                         |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Hall</b>                                                                        | <b>Family Bathroom</b><br>3.12m x 2.01m (10'3 x 6'7)                                                    |
| <b>Family Room</b><br>4.42m x 3.61m (14'6 x 11'10)                                 | <b>Garden</b>                                                                                           |
| <b>Lounge</b><br>5.94m x 3.63m (19'6 x 11'11)                                      | <b>Driveway</b>                                                                                         |
| <b>Kitchen/Diner</b><br>5.23m x 3.18m (17'2 x 10'5)                                | <b>Tenure</b><br>Freehold- To be confirmed by your legal advisor                                        |
| <b>Bedroom 4/ Annex Extension</b><br>5.00m x 3.68m (16'5 x 12'1)                   | <b>Council Tax</b><br>Band G                                                                            |
| <b>Shower Room</b><br>2.26m x 2.06m (7'5 x 6'9)                                    | <b>School Catchment</b><br>Lakeside Primary School (year 2024-25)<br>Cardiff High School (year 2024-25) |
| <b>Landing</b>                                                                     | Ysgol Y Berllan Deg (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)                      |
| <b>Bedroom</b><br>3.78m x 3.63m not inc wardrobes (12'5 x 11'11 not inc wardrobes) | * Subject to availability *                                                                             |
| <b>Bedroom</b><br>3.61m x 2.95m not inc wardrobes (11'10 x 9'8 not inc wardrobes)  |                                                                                                         |
| <b>Bedroom</b><br>2.57m x 2.51m not inc wardrobes (8'5 x 8'3 not inc wardrobes)    |                                                                                                         |





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |











