JeffreyRoss

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

CEFN COED ROAD

CYCNOED

Lake House-2 Cefn-Coed Road, Roath Park, CRF

Main Building: Total Interior Area Above Grade **3,077.36 sqft**

Ground Floor
Interior Area 136.12 m²

1st Floor
Interior Area 134.08 m²

0 2 4 m

PREPARED: 2024/04/03

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.

iGUIDE

Arguably one of the best houses on the Lake with some of the best views of Cardiff and Roath Park has to offer.

Comments by - Mr Ross Hooper-Nash

CEFN COED ROAD

CYCNOED, CF23 6AQ - ASKING PRICE - £1,250,000

5 Bedroom(s) | 3 Bathroom(s) | 3077.36 sq ft

Rarely do houses in a position like this come to market. This stunning five bedroom detached property with elevated water views of Roath Park lake comprises a large reception hall, bay fronted lounge, dining room and study, open plan kitchen/dining and family room, utility room, cloakroom WC, 5 good size bedrooms, two ensuite shower rooms and a family bathroom. The property further benefits a west facing garden and a large driveway. No Chain.

PROPERTY SPECIALIST

Mr Ross Hooper-Nash
02920 397887
ross@jeffreyross.co.uk
Director

Entrance Porch

Hallway

Living Room
4.93m x 6.23m widest points (16'2" x 20'5" widest points)

Dining Room
5.91m x 3.97m (19'4" x 13'0")

Office
2.74m x 3.80m (8'11" x 12'5")

Utility
1.44m x 2.28m (4'8" x 7'5")

WC
1.48m x 2.27m (4'10" x 7'5")

Kitchen / Breakfast Room
5.71m 4.55m (18'8" 14'11")

Family Room
4.19m x 3.43m (13'8" x 11'3")

To the first floor

Bedroom One
5.71m x 4.43m (18'8" x 14'6")

Ensuite
1.31m x 2.48m (4'3" x 8'1")

Bedroom Two
5m x 6.21m widest points (16'4" x 20'4" widest points)

Bedroom Three
5.93m x 4m (19'5" x 13'1")

Bedroom Four
2.78m x 5.23m (9'1" x 17'1")

Ensuite
2.81m x 0.79m (9'2" x 2'7")

Bedroom Five
2.34m x 3.91m (7'8" x 12'9")

Family Bathroom
3.12m x 3.50m (10'2" x 11'5")

Garden

Driveway

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

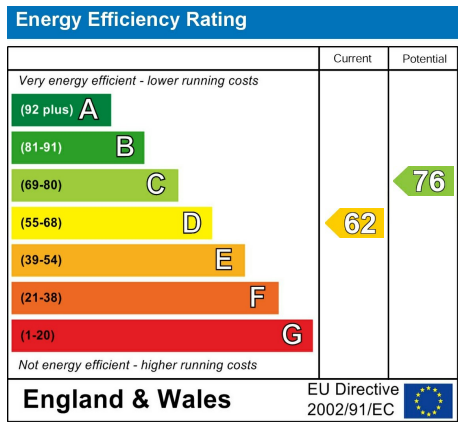
Council Tax
Band -

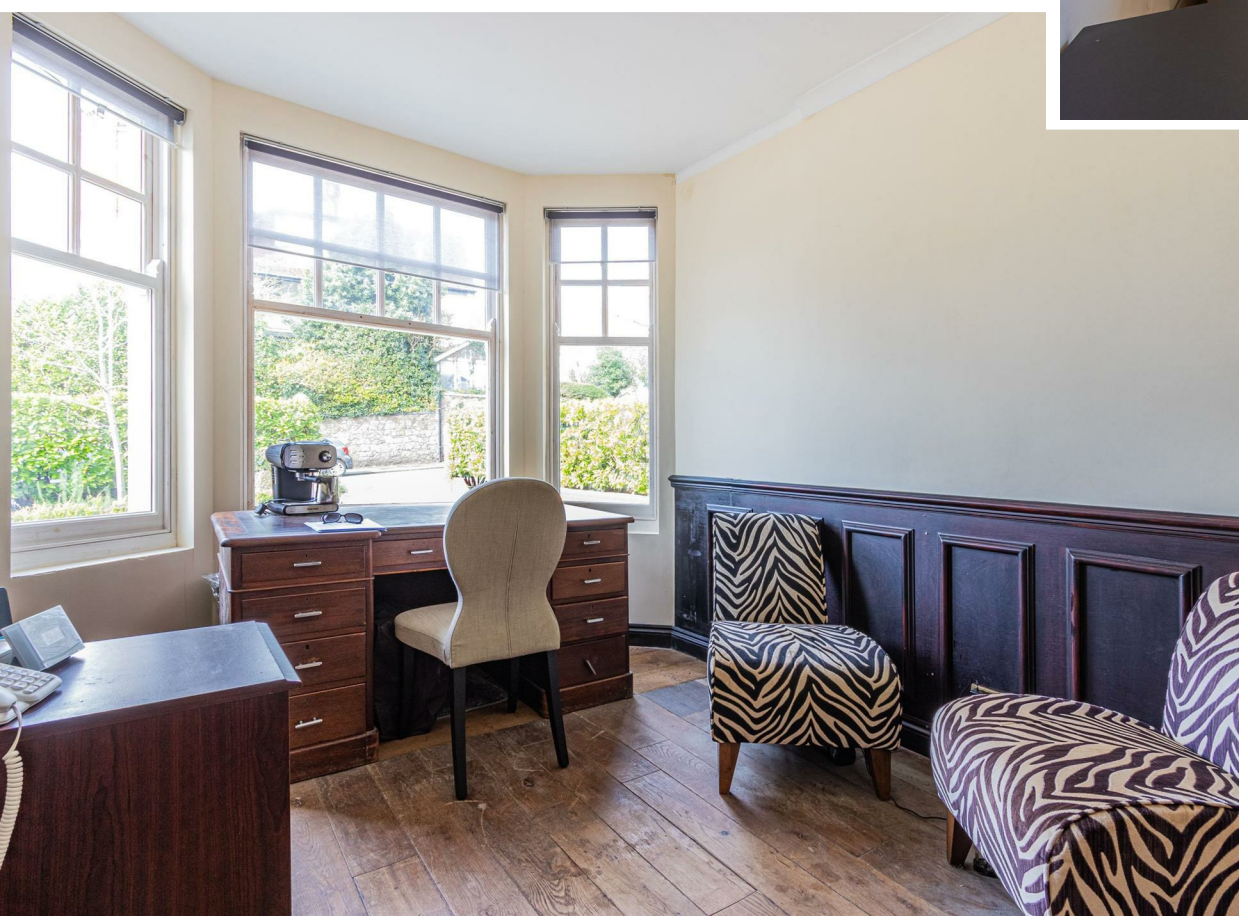
School Catchments
My English medium primary catchment area is Lakeside Primary School (year 2024-25)

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)


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
62
76
England & Wales
EU Directive 2002/91/EC



Bits & Bobs