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71 Lake Road West, Roath Park, Cardiff, CF23 5PH.

Offers in excess of £650,000

 **peter
alan**

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A charming gable fronted four-bedroom two storey semi-detached house, built circa 1930, and occupying a truly delightful position with uninterrupted views across Roath Park Scenic Lake and Lighthouse.

This substantial home provides 1573 square feet, with the benefits of gas heating with panel radiators, replacement PVC double glazed windows, wood block floors, and a two-storey semi-circular bay with stunning outlooks.

Gently elevated this large family home is well placed within walking distance to Cardiff High School, two railway stations, (Heath High level and Heath Low Level), the beautiful Roath Park Flower Gardens and recreational fields, the Wild Gardens and the botanical Gardens.

The versatile and well-designed living space comprises an entrance porch, an entrance reception hall, a front lounge (14'3 x 13'10), a sitting room (14'9 x 13'1), a dining room (13'0 x 12'0), a fitted kitchen, a downstairs cloak room, four good sized first floor bedrooms, a family bathroom and an ensuite shower.

Outside the rear gardens are level and enclosed, and include a pretty sun terrace, an entrance drive approached from the rear lane via double doors, and a large garage (18'0 x 10'1).

Local Amenities

Within a short walk are Rhydypenau and Lakeside Primary Schools and Cardiff High School, all within catchment, together with two local Railway Stations at Heath Low Level and Heath High level, enabling fast travel to Queen Street and Cardiff Central.

Also within easy walking distance is the University Hospital of Wales, together with Heath Park, with its stunning Tennis Courts, Its Pitch & Putt golf course, its children's playground and its wonderful open playing fields. Within walking distance are Rhydypenau Crossroads shopping centre and Lakeside Shopping Centre.

The property is within a five-minute walk from the Nos. 28 & 29 bus stop into the city centre. Local restaurants also include Villaggio Lakeside, an Italian located on Fidlas Road, Lake Spice an Indian Restaurant located on Lake Road West, The Discovery Public House and Restaurant located on Celyn Avenue, Bodega Tapas Bar and Restaurant located on Clearwater Way, and Ballers Hand Stretched Pizza Restaurant also located on Clearwater Way in Lakeside.

AML FEE

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor Entrance Porch

Approached via white PVC double glazed front entrance doors opening into an enclosed porch with tiled floor and high ceiling with original wall ceramic tiles.





Entrance Reception Hall

11' 8" x 10' (3.56m x 3.05m)

Approached via an original part panelled entrance door inset with elegant stain glass leaded upper light oval shaped window with matching side screen and overhead windows, opening into a main hall with high cornice ceiling, picture rail, double radiator and a wide returning spindle balustrade staircase leading to a half landing and main landing.

Front Lounge

14' 3" x 13' 10" (4.34m x 4.22m)

Into a semicircular bay with replacement PVC double glazed windows with leaded upper lights enjoying fabulous outlooks across the scenic Roath Park lake and directly onto the Roath Park lake lighthouse. Shaped double radiator, high coved ceiling, picture rail, Adam's style fireplace with marble hearth, two alcoves.

Sitting Room

14' 9" x 13' 1" (4.50m x 3.99m)

Approached from the entrance hall via an original panel door leading to a spacious sitting room with high coved ceiling, PVC double glazed replacement windows with leaded upper lights with fabulous views across Roath Park scenic lake and lighthouse, large double radiator, open fireplace, two alcoves.



Dining Room

13' x 12' (3.96m x 3.66m)

Approached independently from the entrance hall via an original panel door leading to a good-sized dining room with high coved ceiling, corner double radiator, two alcoves, sliding patio doors that open onto a walled chiefly level rear garden.

Kitchen

13' 8" x 9' (4.17m x 2.74m) Fitted along three sides with a range of panel fronted floor and eye level units in high gloss with slimline handles and round nosed laminate worktops incorporating a sink unit and mixer taps, a four ring CDA electric hob with a stainless steel extractor hood with glass surround, integrated CDA fan assisted electric oven, space for the housing of a fridge freezer, ceramic tile floor, retractable spice shelved unit with multiple chrome shelving, space for the housing of a dishwasher, replacement PVC double glazed window to side, high ceiling, further secondary double glazed sash cord window to side, retractable carousel corner units. Soft closing doors and drawers.

Small Outer Hall

Approached from the kitchen with continuous ceramic tiled floor, providing access to a downstairs cloakroom with a white suite comprising w.c and wash hand basin and replacement PVC double glazed window together with an electric wall heater. In addition, access to a utility cupboard with space with plumbing for a washing machine, wall mounted gas central heating boiler which we have been advised requires replacement. PVC double glazed clear glass outer door that opens directly onto the rear gardens.



First Floor

Landing

Approached via a returning spindle balustrade staircase with half landing and replacement PVC double glazed window inset with original stain glass leaded upper lights, spindle balustrade landing, access to roof space.

Master Bedroom One

15' 1" x 13' (4.60m x 3.96m)

Approached independently from the landing via an original panel door leading to a spacious master bedroom with a replacement PVC double glazed window with leaded upper lights enjoying elevated outlooks across the scenic Roath Park lake and lighthouse. High coved ceiling, picture rail, double radiator.

Bedroom Two

14' 3" x 14' (4.34m x 4.27m)

Into a semi-circular bay with replacement PVC double glazed windows with leaded upper lights enjoying elevated outlooks across the delightful and charming scenic Roath Park lake and light house. High coved ceiling, picture rail, two alcoves, double radiator.

Bedroom Three

13' x 9' 4" Max (3.96m x 2.84m Max)

Into an entrance recess, approached via an original panel door independently from the landing, radiator, PVC double glazed window to rear, picture rail, two alcoves each fitted with wall cupboards.



En Suite Shower

Stylish modern en suite shower room comprising a large shower cubicle with ceramic tile walls and chrome shower unit, tiled floor, air ventilator.

Bedroom Four

10' 3" x 7' (3.12m x 2.13m)

With a replacement PVC double glazed tilt and turn window to side, radiator, approached independently from the landing via an original panel door.

Family Bathroom

10' 6" x 5' 8" (3.20m x 1.73m)

Independently approached from the landing via an original panel door leading to a white family bathroom suite with ceramic tiled walls and tiled floor comprising corner Jacuzzi bath with chrome mixer taps and chrome mixer shower fitment, shaped pedestal wash hand basin with chrome mixer taps and pop up waste, (Roca), stylish chrome towel rail/vertical radiator, built out airing cupboard housing factory insulated copper hot water cylinder with electric immersion heater, replacement PVC double glazed window to rear.

Outside Front Garden

Terraced, finished chiefly in stone inset with a stepped entrance path approached via two brick pillars and screened to the front by mature hedgerow to afford privacy.



Rear Garden

A rear garden, very private, chiefly level and comprising of a paved sun terrace garden area enclosed for privacy leading to an off street vehicular hard standing with space for private parking approached via double gates from a rear lane. Garden gate provides access to the side garden.

Semi Detached Garage

18' x 10' 1" (5.49m x 3.07m)

Electric light and power, PVC courtesy door approached from the rear garden, timber casement window to rear, further window to side. Pitched slate roof covering.

Disclaimers

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order

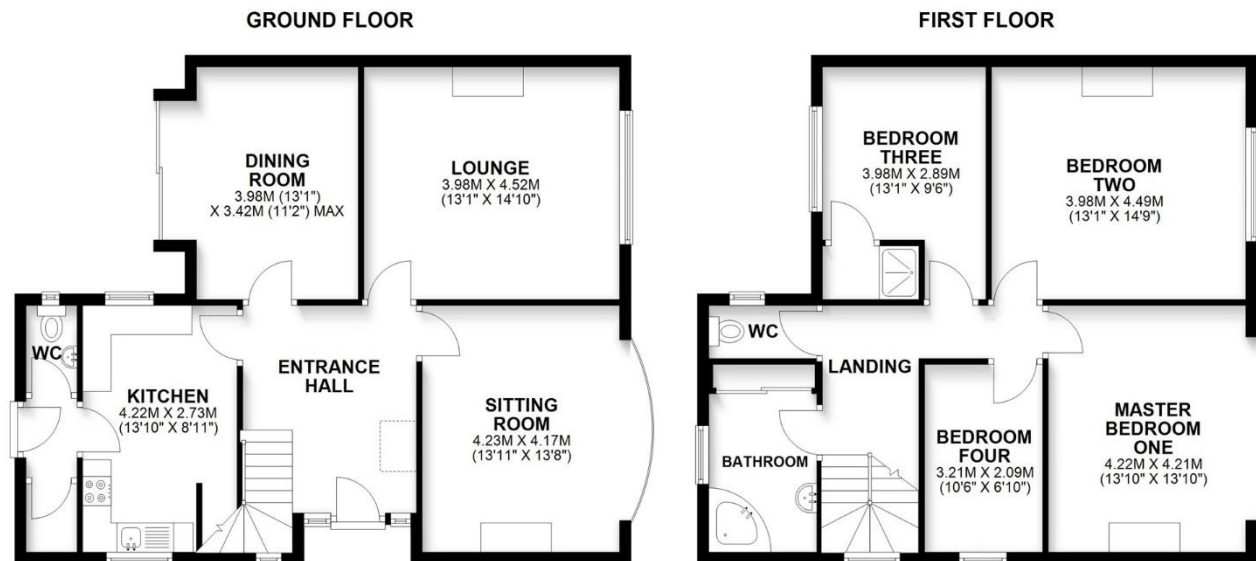






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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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