

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



0 3 6 ft

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





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





