



Claerwen Drive,  
Lakeside, CARDIFF,  
CF23 6LS



PCM  
£1,100 PCM

2 Bedrooms  
Maisonette

A well presented two double bedroom first floor maisonette commanding lovely views across the city from its lofty position just up from Roath Park Lake on the east side. Well appointed throughout with new flooring and decoration included in the recent upgrade. Accommodation includes a large lounge and two double bedrooms via internal staircase and convenient porch/storage area. Gas central heating. Private garden to front and side. Unfurnished with kitchen appliances. Council Tax band D. EPC rating C. Available March 2026 for a minimum twelve month term.

## Features

- Spacious Maisonette to First Floor of Small Private Development
- Two Double Bedrooms/Large Lounge/Good Views to City
- Excellent Location Near to Roath Park Lake
- Elevated Position with Private Gardens
- Tastefully Appointed/Newly Decorated/New Flooring
- Unfurnished with Kitchen Appliances
- Gas Central Heating
- EPC Rating C/Council Tax Band D
- Available March 2026/Minimum Twelve Month Term



## Information

- Tenure:
- Council Tax Band: D
- Floor Area: 670.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: C

**Ground Floor**  
Approx. 670.2 sq. feet

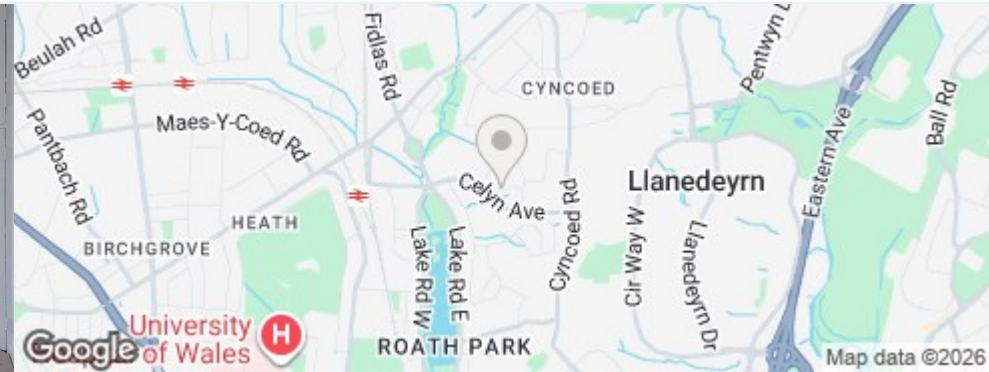


Total area: approx. 670.2 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 81        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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