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*Huron Crescent*

LAKESIDE

CARDIFF

VALE

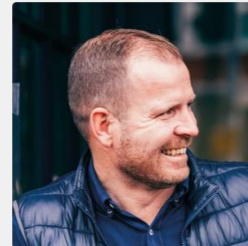
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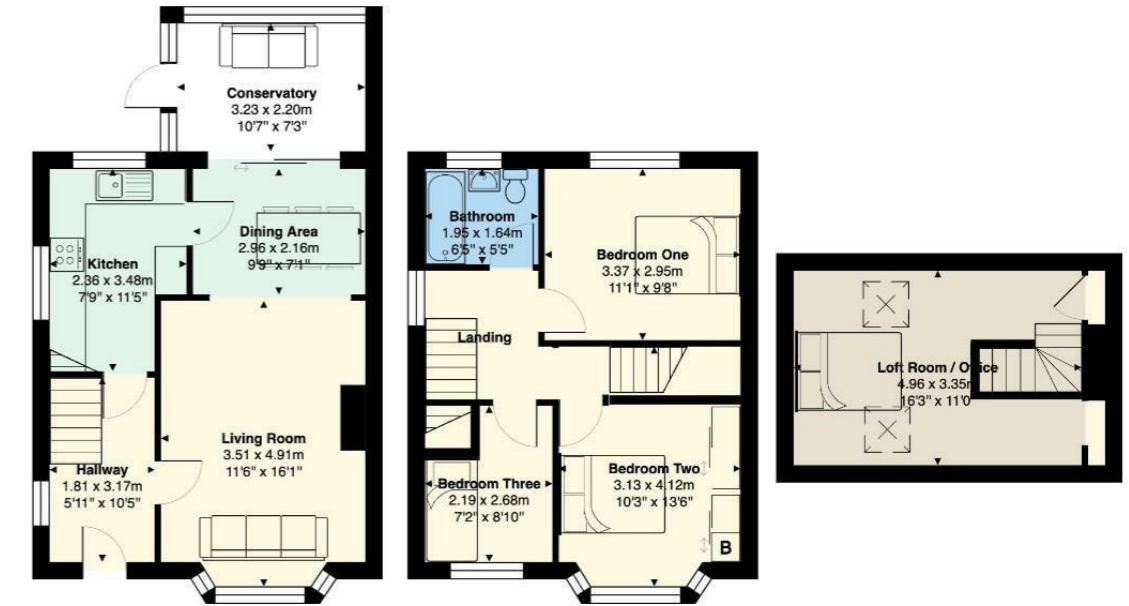
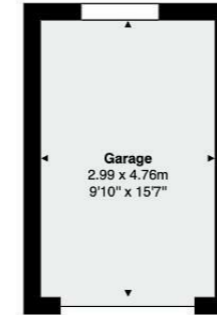
*Stylish family home in the popular area of Lakeside that falls inside the Lakeside Primary and Cardiff High Catchment area. This impressive home is ready to move into and has further potential in the loft to make this a larger 4 bedroom property.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
 Director

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**Huron Crescent, Cyncoed, CF23 6DT**

Total Area: 115.3 m<sup>2</sup> ... 1241 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*We have loved living here and really hope the next owners enjoy it as much as we have. The neighbourhood is so friendly and the walk is so short to Lakeside Primary.*

Comments by the Homeowner





# Huron Crescent

Lakeside, Cardiff, CF23 6DT

Offers Over

£450,000



3 Bedroom(s)



1 Bathroom(s)



1241.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

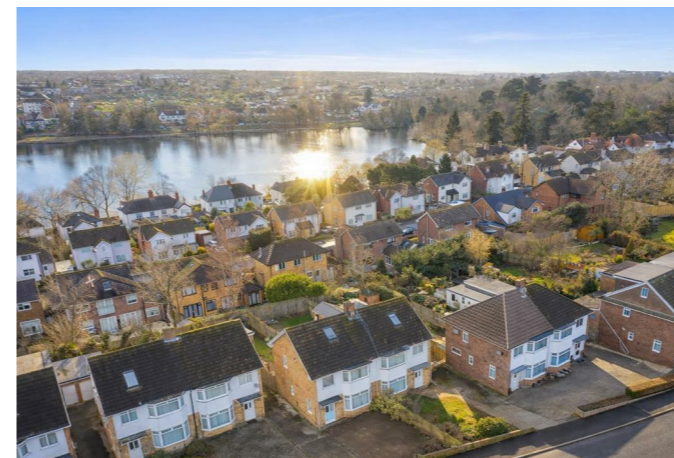
Nestled in the charming Huron Crescent, Lakeside, Cardiff, this beautifully presented semi-detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,241 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a guest room. The thoughtfully designed bathroom ensures convenience and style, catering to the needs of everyday life.

One of the standout features of this property is the converted loft, which serves as a versatile home office. This space is perfect for those who work from home or require a quiet area for study, allowing for productivity in a serene environment.

Outside, the west-facing garden is a delightful retreat, perfect for enjoying the afternoon sun. It offers a wonderful space for children to play or for hosting summer barbecues with friends and family. Additionally, the property benefits from driveway parking, providing ease and convenience for residents and visitors alike.

This lovely home in Lakeside is not just a property; it is a place where memories can be made. With its excellent location and thoughtful features, it is an ideal choice for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this charming house your new home.





**Bedroom One** 11'1" x 9'8" (3.39m x 2.96m)

**Entrance Hallway** 10'4" x 5'11" (3.17m x 1.81m)

**Open plan Living / Dining room** 21'10" x 11'6" widest points (6.67m x 3.51m widest points)

**Kitchen** 11'3" x 7'8" widest points (3.43m x 2.36m widest points)

**Conservatory** 7'9" x 10'7" (2.38m x 3.25m)

**To the first floor**

**Landing**

**Family Bathroom** 5'4". x6'4" (1.65m. x1.95m)

**Bedroom Two** 10'7" x 8'11" (3.24m x 2.74m)

**Bedroom Three** 8'10" x 6'11" (2.70m x 2.13m)

**Stairs to loft room**

**Loft Room / Home Office** 16'3" x 10'11" (4.96m x 3.35m)

**Garden**

West facing family garden with side access and patio area off the conservatory.

**Garage** .249'4" x 9'9" (.76m x 2.98m)

**Tenure**

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

**Council Tax**

Band - F

**School Catchment**

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)

**Additional Information**

New windows fitted in 2020

New kitchen

Power added to the garage

Driveway Parking

Shared access to garages with the neighbouring house





**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>		
(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

