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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Huron Crescent*

LAKESIDE



Comments by Mr Elliott Hooper-Nash

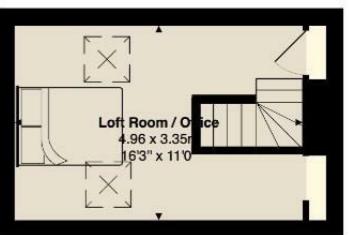
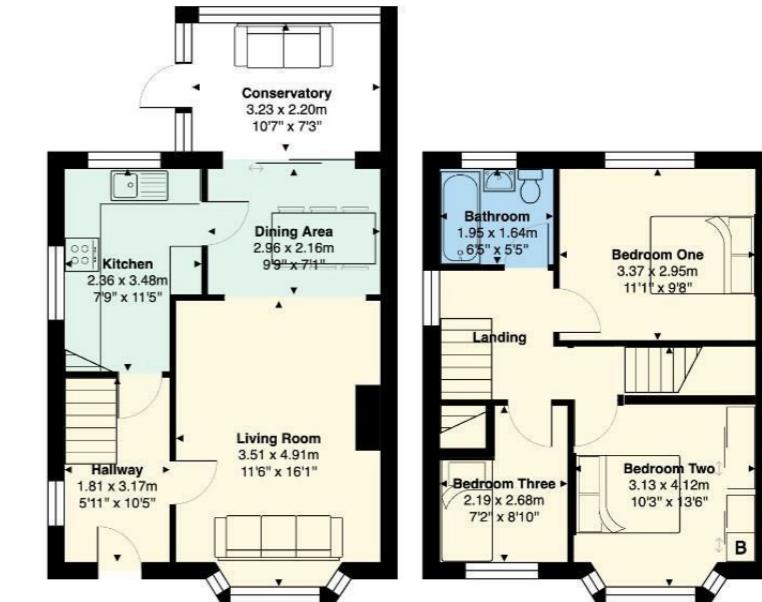
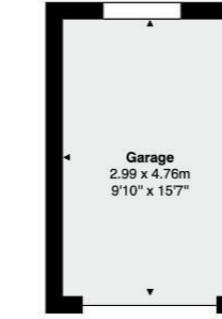


**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

Elliott@jeffreyross.co.uk

*Fantastic family home in Lakeside and Cardiff High Catchment, Beautifully presented and one not to be missed*

Comments by the Homeowner



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



# 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.



**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 x 1.95m)

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

**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** 24'9" 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 Berilan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edem (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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

