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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Torrans Drive*

LAKESIDE



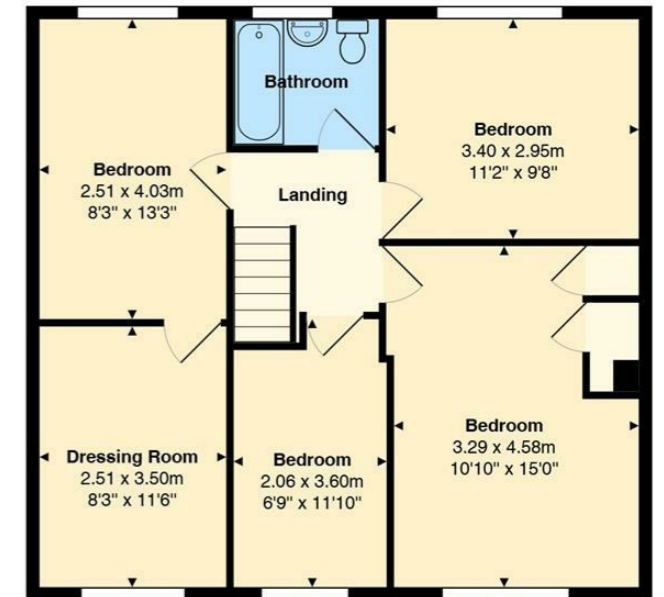
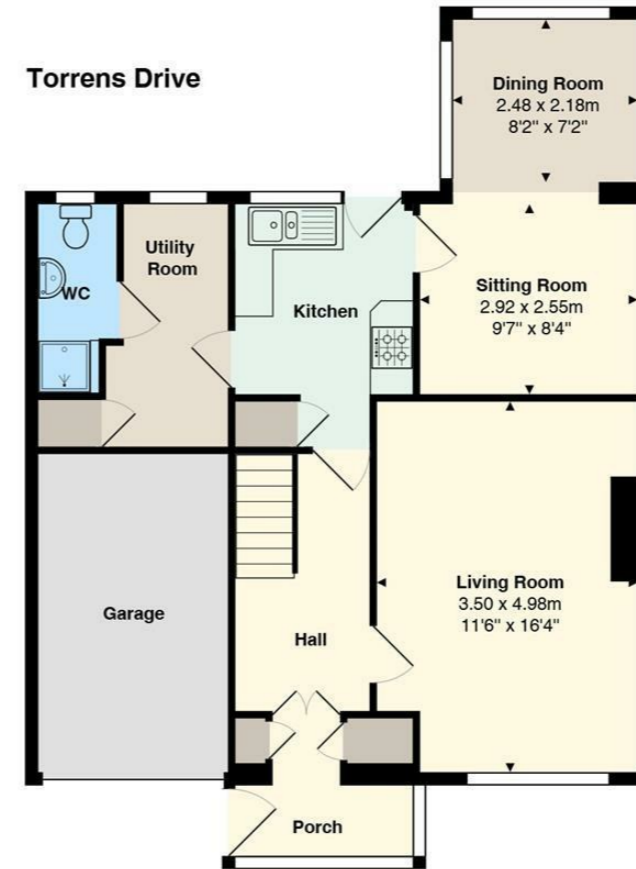
*Extended four bedroom family home in prime location with excellent school catchment area*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
amanda@jeffreycross.co.uk

Torrens Drive



Total Area: 131.8 m<sup>2</sup> ... 1418 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Torrens Drive

Lakeside, Cardiff, CF23 6DR

Offers Over

£420,000



4 Bedroom(s)



2 Bathroom(s)



1418.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to bring to the market this extended, semi detached family home in the heart of Lakeside. The property benefits from porch, entrance hall, lounge, sitting room and extended dining room as well as showroom and utility room to the ground floor, to the first floor there are four bedrooms and a dressing room / study as well as family bathroom.

Outside there is an enclosed rear garden which backs onto Lakeside primary school, garage and off road parking.

Situated in the heart of Lakeside with easy access to local shops, parks and amenities as well as Lakeside primary and Cardiff high school.

\*\* Chain Free \*\*





**Entrance Hall**

**Lounge 11'6 x 16'4 (3.51m x 4.98m)**

**Sitting Room 9'7 x 8'4 (2.92m x 2.54m)**

**Dining room 8'2 x 7'2 (2.49m x 2.18m)**

**Kitchen**

**Utility Room**

**Shower Room**

**Landing**

**Bedroom One 10'10 x 15' (3.30m x 4.57m)**

**Bedroom Two 11'2 x 9'8 (3.40m x 2.95m)**

**Bedroom Three 8'3 x 13'3 (2.51m x 4.04m)**

**Bedroom Four 6'9 x 11'10 (2.06m x 3.61m)**

**Dressing Room 8'3 x 11'6 (2.51m x 3.51m)**

**Bathroom**

**Garden**

**Garage**

**Tenure**

Freehold - This is to be confirmed with your legal representative.

**Council Tax**

Band F

**School Catchment Area**

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 Eder (year 2024-25)





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			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

