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CARDIFF

VALE

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BRISTOL



Torrans Drive

LAKESIDE



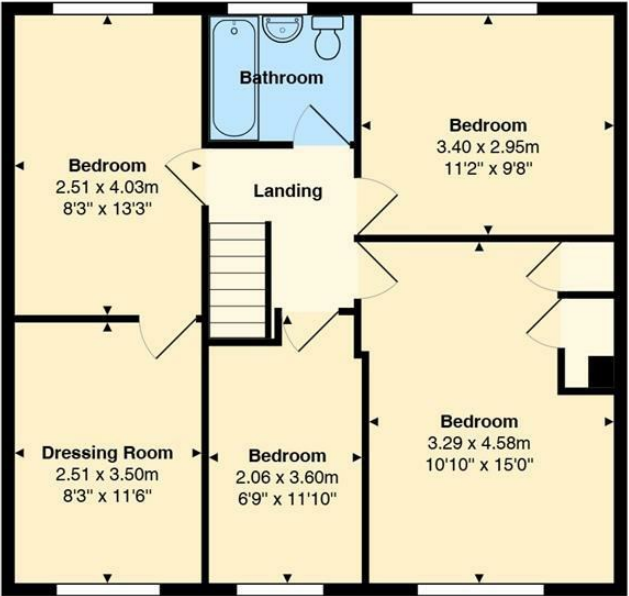
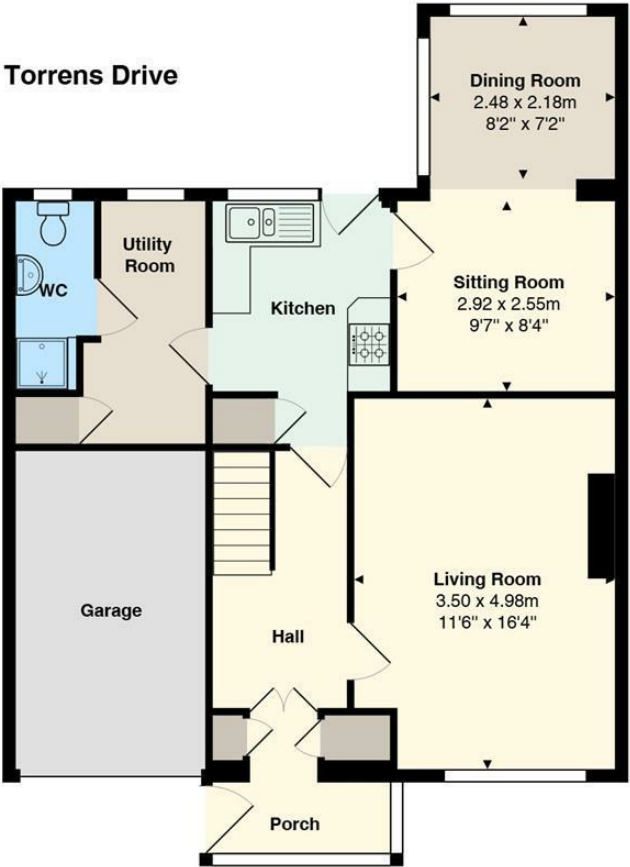
Extended four bedroom family home in prime location with excellent school catchment area

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



Total Area: 131.8 m² ... 1418 ft²

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 ****

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Entrance Hall	Dressing Room 8'3 x 11'6 (2.51m x 3.51m)
Lounge 11'6 x 16'4 (3.51m x 4.98m)	Bathroom
Sitting Room 9'7 x 8'4 (2.92m x 2.54m)	Garden
Dining room 8'2 x 7'2 (2.49m x 2.18m)	Garage
Kitchen	Tenure
Utility Room	Freehold - This is to be confirmed with your legal representative.
Shower Room	Council Tax
Landing	Band F
Bedroom One 10'10 x 15' (3.30m x 4.57m)	School Catchment Area
Bedroom Two 11'2 x 9'8 (3.40m x 2.95m)	My English medium primary catchment area is Lakeside Primary School (year 2024-25)
Bedroom Three 8'3 x 13'3 (2.51m x 4.04m)	My English medium secondary catchment area is Cardiff High School (year 2024-25)
Bedroom Four 6'9 x 11'10 (2.06m x 3.61m)	My Welsh medium primary catchment area is Ysgol Y Bertlan Deg (year 2024-25)
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

