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CARDIFF

VALE

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BRISTOL



*Lake Road West*

ROATH PARK





Beautiful Four bedroom semi detached family home with garage and lake views.

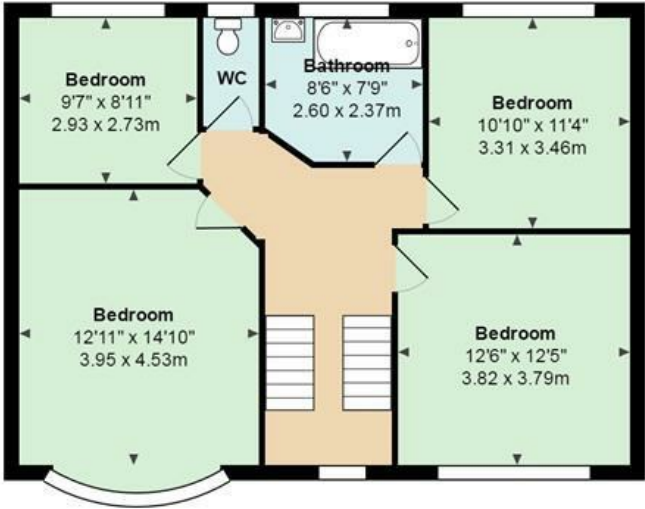
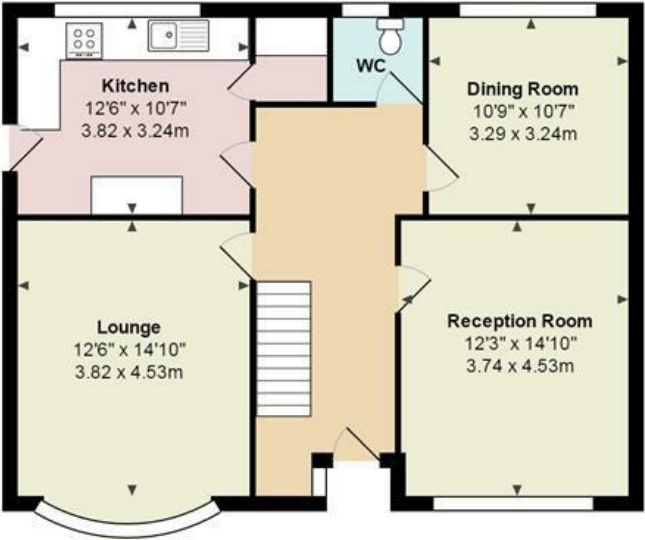
Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

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Lake Road West, Roath Park.



Total Area: 1646 ft² ... 152.9 m²

All measurements are approximate and for display purposes only

An imposing family residence on one of Cardiff's finest roads with stunning, uninterrupted views over Roath Park Lake. A wonderful family home.

Comments by the Homeowner







# Lake Road West

*Roath Park, Cardiff, CF23 5PJ*

£750,000



4 Bedroom(s)



1 Bathroom(s)



1646.00 sq ft



Contact our  
***Penylan Branch***  
02920 499680

Wake up to the breath-taking views of one of Cardiff's favourite landmarks, Roath Park Lake with uninterrupted water views from the top two, front bedrooms. This impressive, semi-detached residence is located on Lake Road West - one of Cardiff's favourite roads and located within walking distance of Roath Park, Wellfield Road and is just a 10 minute drive into the City Centre. Internally the property is well-presented with handsome parquet flooring occupying most of the ground level - the hallway also benefiting from pretty stained-glass window. Downstairs offers three large reception rooms, modern-fitted kitchen with integrated appliances, small larder and small WC - great space is provided throughout making this a perfect living space for a small family or even for anybody requiring a space for a home office. Upstairs are four double bedrooms, each nicely carpeted and as aforementioned, the front two bedrooms boasting fantastic water views. A large family bathroom completes the upstairs of the house which has been tastefully fitted with bath tub, shower over and storage unit. To the rear of the house is a large garden with access to private garage (large enough to comfortably park one vehicle) - accessed via a rear lane.

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Entrance Hall	WC
Lounge 12'6" x 14'10" (3.81m x 4.52m)	Tenure Freehold - To be clarified by your legal advisor
Reception Room 12'3" x 14'10" (3.73m x 4.52m)	Council Tax Band H
Dining Room 10'9" x 10'7" (3.28m x 3.23m)	School Catchment Rhydypenau Primary School Cardiff High School (year 2024-25)  Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)  * Subject to Availability *
Kitchen 12'6 x 10'7" (3.81m x 3.23m)	
Stairway leading to	
Bedroom One 12'11" x 14'10" (3.94m x 4.52m)	
Bedroom Two 12'6" x 12'5" (3.81m x 3.78m)	
Bedroom Three 10'10" x 11'4" (3.30m x 3.45m)	
Bedroom Four 9'7" x 8'11" (2.92m x 2.72m)	
Bathroom 8'6" x 7'9" (2.59m x 2.36m)	









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