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CARDIFF

VALE

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BRISTOL



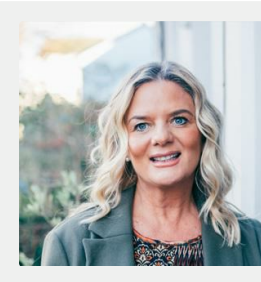
Torrens Drive

LAKESIDE



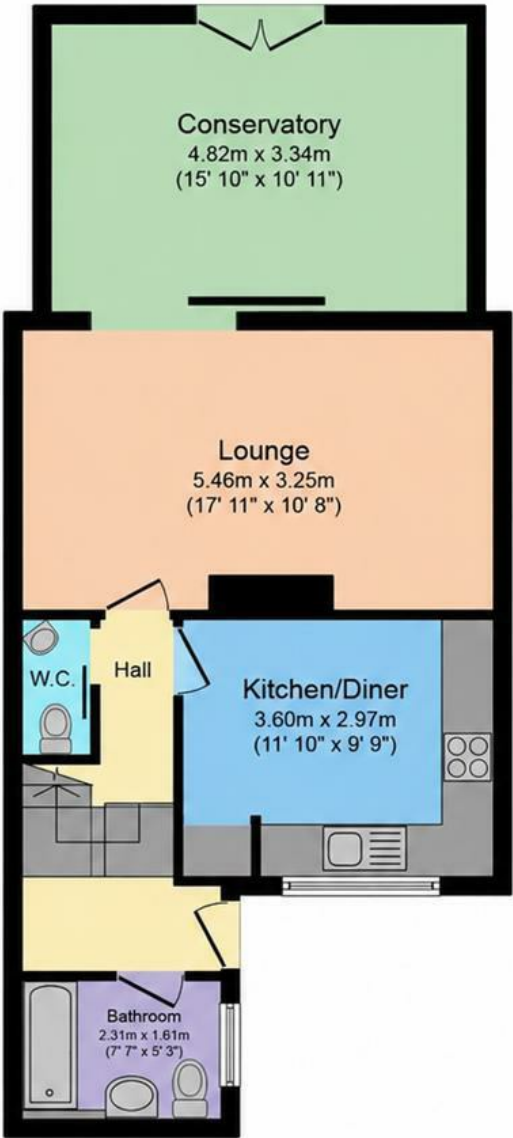
Immaculate three bedroom family home, close to Roath Park boating lake and in Cardiff High Catchment.

Comments by Mrs Amanda Trinder

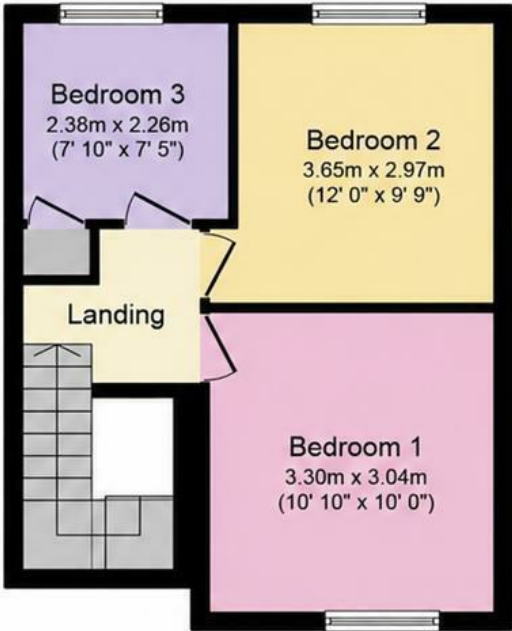


Property Specialist
Mrs Amanda Trinder
Senior valuer

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Ground Floor

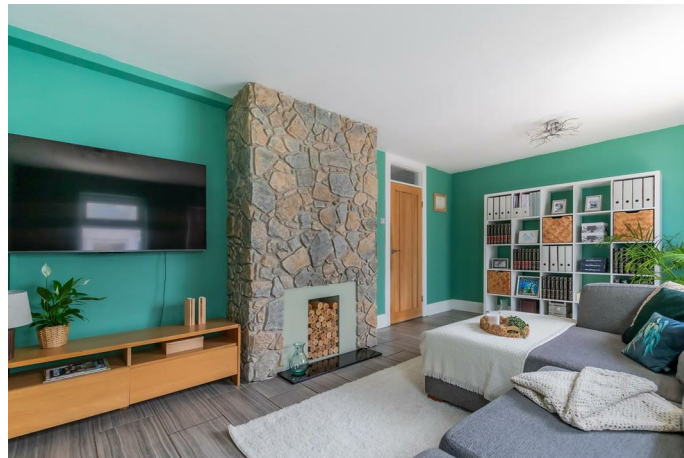


First Floor

Total floor area 94.0 sq. m. (1,012 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Comments by the Homeowner



Torrens Drive

Lakeside, Cardiff, CF23 6DW

£420,000

 3 Bedroom(s)  1 Bathroom(s)  1012.00 sq ft



Contact our
Penylan Branch
02920 499680

Welcome to this immaculate three-bedroom family home located on Torrens Drive in the desirable area of Lakeside, Cardiff. Spanning an impressive 1,012 square feet, this property offers a perfect blend of comfort and style, making it an ideal choice for families seeking a welcoming environment.

The property briefly benefits from entrance hall, lounge, kitchen / breakfast room and conservatory to the ground floor and to the first and second floor there are three bedrooms and a family bathroom. Outside there is a large rear garden with leafy surrounds.

Situated close to the picturesque Roath Park Boating Lake, this home is not only surrounded by natural beauty but also benefits from being in a high catchment area for Cardiff schools, making it an excellent choice for families with children.

This property is a rare find in a sought-after location, combining modern living with the charm of a family home. Do not miss the opportunity to make this delightful house your new home.



Entrance Hall	School Catchment Area
Lounge 17'11 x 10'8 (5.46m x 3.25m)	My English medium primary catchment area is Lakeside Primary School (year 2024-25)
Kitchen / Diner 11'10 x 9'9 (3.61m x 2.97m)	My English medium secondary catchment area is Cardiff High School (year 2024-25)
Conservatory 15'10 x 10'11 (4.83m x 3.33m)	My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)
Bathroom 7'7 x 5'3 (2.31m x 1.60m)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom One 10'10 x 10' (3.30m x 3.05m)	
Bedroom Two 12'0 x 9'9 (3.66m x 2.97m)	
Bedroom Three 7'10 x 7'5 (2.39m x 2.26m)	
Garden	
Tenure	
Freehold - This is to be confirmed with your legal representative	
Council Tax	
Band E	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

