

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



DEEPDALE CLOSE  
LAKESIDE





## Deepdale Cl, Penylan, CRF

Main Building: Total Interior Area 1592.92 sq ft



Ground Floor



1st Floor



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





Comments by - Mrs Amanda Trinder



## DEEPDALE CLOSE

LAKESIDE, CF23 5LR - GUIDE PRICE - £489,950



4 Bedroom(s)



2 Bathroom(s)



1592.00 sq ft

Located in a quiet cul-de-sac of Deepdale Close, this extended family home offers a perfect blend of space and comfort. Boasting four well-proportioned bedrooms, including a convenient ground floor bedroom with an adjoining shower room, this property is ideal for families or those seeking single-level living options.

The house features two inviting reception rooms, comprising a spacious family room and a large lounge, providing ample space for relaxation and entertaining. The kitchen diner is also of good proportions.

Set on a decent plot, the property benefits from a peaceful setting and is offered for sale with no onward chain, this home is ready for you to move in and make it your own.

Whether you are looking for a family home or a property with potential for future development, this house on Deepdale Close is a fantastic opportunity.

### PROPERTY SPECIALIST

**Mrs Amanda Trinder**  
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Senior valuer







<b>Hall</b>	<b>Family Bathroom</b>
<b>Family Room</b>	3.12m x 2.01m (10'3 x 6'7)
4.42m x 3.61m (14'6 x 11'10)	<b>Garden</b>
<b>Lounge</b>	<b>Driveway</b>
5.94m x 3.63m (19'6 x 11'11)	<b>Tenure</b>
<b>Kitchen/Diner</b>	Freehold- To be confirmed by your legal advisor
5.23m x 3.18m (17'2 x 10'5)	<b>Council Tax</b>
<b>Bedroom 4/ Annex Extension</b>	Band G
5.00m x 3.68m (16'5 x 12'1)	<b>School Catchment</b>
<b>Shower Room</b>	Lakeside Primary School (year 2024-25)
2.26m x 2.06m (7'5 x 6'9)	Cardiff High School (year 2024-25)
<b>Landing</b>	Ysgol Y Berllan Deg (year 2024-25)
<b>Bedroom</b>	Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
3.78m x 3.63m not inc wardrobes (12'5 x 11'11 not inc wardrobes)	<b>* Subject to availability *</b>
<b>Bedroom</b>	
3.61m x 2.95m not inc wardrobes (11'10 x 9'8 not inc wardrobes)	
<b>Bedroom</b>	
2.57m x 2.51m not inc wardrobes (8'5 x 8'3 not inc wardrobes)	





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		
England & Wales	63	77
		EU Directive 2002/91/EC











