

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



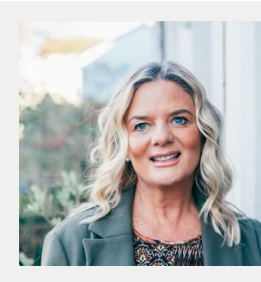
Lake Road West

ROATH PARK



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

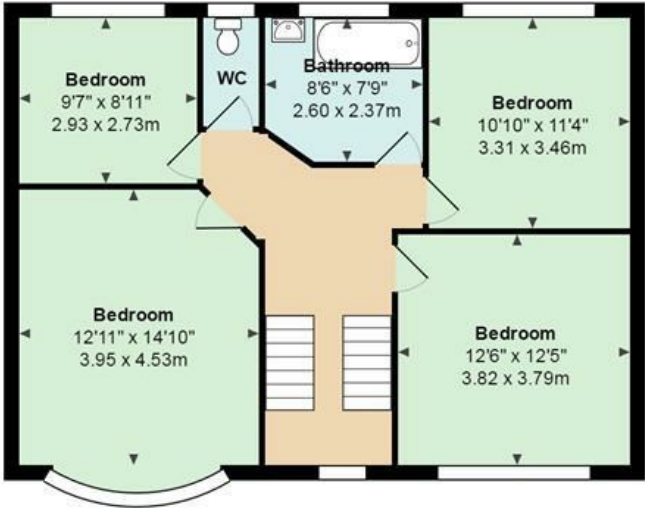
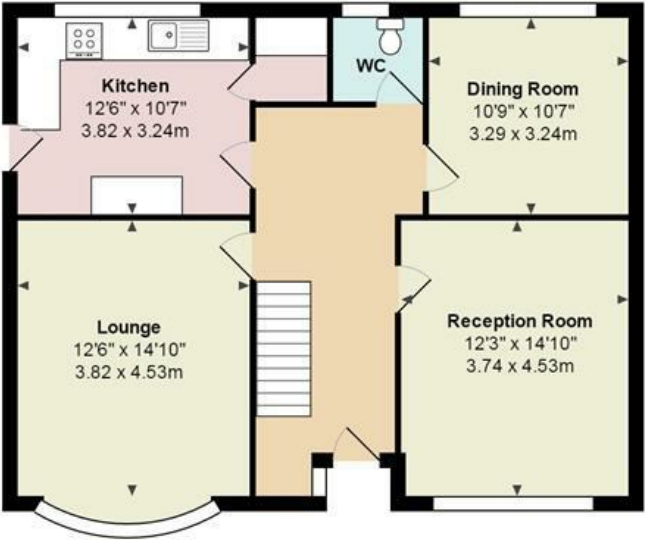
Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk

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 as 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.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



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 	

