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CARDIFF VALE CAERPHILLY BRISTOL

Gwynant Crescent

LAKESIDE

Spacious ground floor THREE Double bedroom apartment with independent access and garden

Comments by Mrs Amanda Trinder

Property Specialist

Mrs Amanda Trinder

Senior valuer

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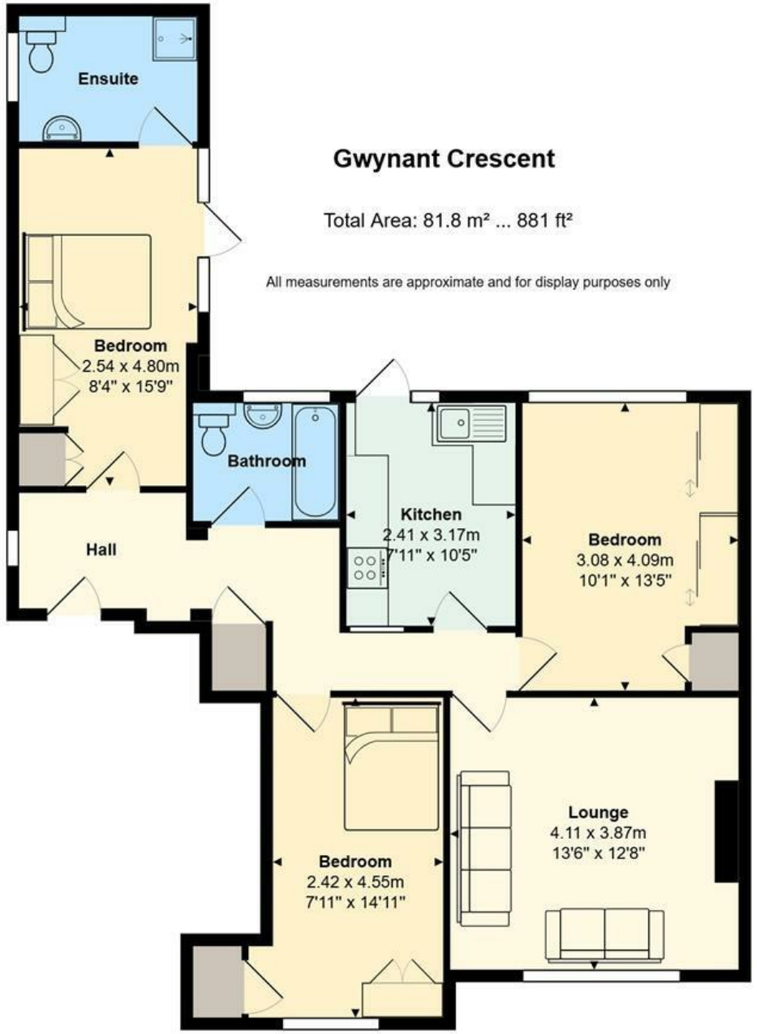
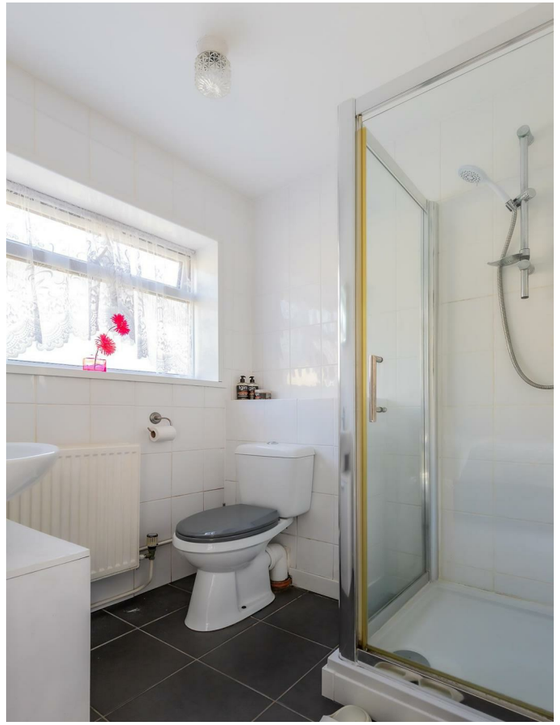
Local Amenities (3 min walk to Tesco, Greggs, c, Walking distance to Roath Lake, sought after Schools)

Comments by the Homeowner





Gwynant Crescent

Lakeside, Cardiff, CF23 6LT

Offers Over

£250,000

3 Bedroom(s) | 2 Bathroom(s) | 881.00 sq ft

Contact our

Penylan Branch

02920 499680

*** Offers Over £250,000 *** Welcome to this charming ground floor maisonette located on Gwynant Crescent in the desirable area of Lakeside, Cardiff. This delightful property boasts a generous 881 square feet of living space, making it an ideal home for families or those seeking extra room to breathe.

As you enter, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The maisonette features three well-proportioned bedrooms, providing ample accommodation for family members or guests. The layout is both practical and spacious, ensuring that each room feels comfortable and inviting.

One of the standout features of this property is the private garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. It is a wonderful addition that enhances the overall appeal of the home, allowing for outdoor living in a peaceful setting.

Situated in a great location, this maisonette benefits from the amenities and conveniences of Lakeside within walking distance of local shops, Roath park boating lake and excellent transport links to Cardiff city centre. The area is known for its friendly community and picturesque surroundings, making it a lovely place to call home.

In summary, this spacious three-bedroom maisonette on Gwynant Crescent presents an excellent opportunity for those looking for a comfortable and well-located property in Cardiff. With its private garden and ample living space, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this delightful home.

Independent Entrance Hall

Lounge 13'6 x 12'8 (4.11m x 3.86m)

Kitchen 7'11 x 10'05 (2.41m x 3.18m)

Bedroom One 15'9 x 8'4 (4.80m x 2.54m)

En-Suite

Bedroom Two 7'11 x 14'11 (2.41m x 4.55m)

Bedroom Three 10'01 x 13'5 (3.07m x 4.09m)

Bathroom

Garden

Council Tax

Band E

Service Charge

We have been informed there is no service charge with this property.

Tenure

Leasehold
Lease Term Ends in 2086
Year remaining 160
Annual ground rent 0
Is the ground rent fixed for term No
Annual service charge 0
Annual service charge 0
What services are included as part of the service charge? No
Service charge. Peppercorn
How is the gas connected Mains
How is the electricity connected Mains

School Catchment

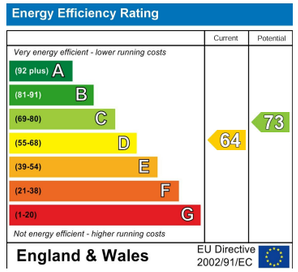
Lakeside Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

Ground Rent

We have been informed that there is no service charge with this property.

DO
MORE
OF
WHAT
MAKES
YOU
HAPPY


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
64
73
England & Wales
EU Directive 2002/91/EC