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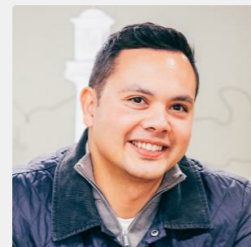
Lake Road West

ROATH PARK



A great spot overlooking Roath Park with lots of potential

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
 Branch manager

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Comments by the Homeowner





Lake Road West

Roath Park, Cardiff, CF23 5PG

Offers Over

£650,000



4 Bedroom(s)



2 Bathroom(s)



1883.00 sq ft



Contact our
Penylan Branch

02920 499680

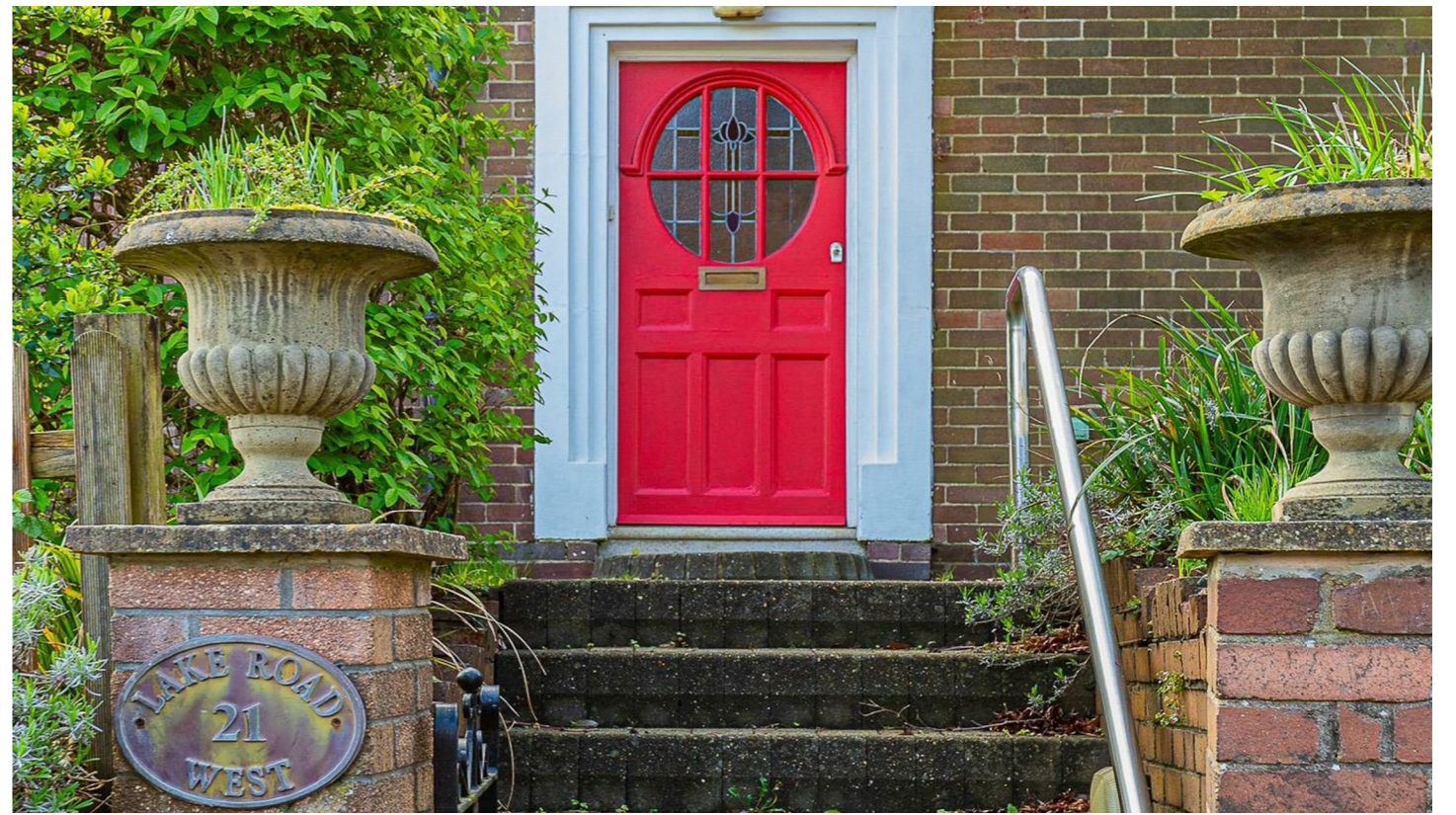


* OFFERS OVER £650,000 *

Located on the very popular LAKE ROAD WEST is this 4 bedroom semi detached home for sale. Offering loads of space and potential throughout with a great size entrance hall, lounge with views over Roath Park, sitting room, kitchen diner, large pantry, WC and utility to ground floor. Upstairs there are four good size bedrooms, WC and bathroom. Outside there are lovely front side and rear gardens with a South facing rear aspect, as well as a driveway & great size garage offering off road parking for multiple cars. The property is positioned on a corner plot, overlooking Roath Botanical Gardens, with a short walk to local amenities, as well as Heath Hospital, & great transport links with easy access onto the M4 & Train stations. This would make a fantastic family home and within very popular school catchment such as Cardiff High school & Rhydypenau Primary School. Offered with NO ONWARD CHAIN.



Hall	WC
Lounge diner	Bedroom 4
Sitting room	Garden
Kitchen diner	Garage & Parking
Pantry	Tenure Freehold, but this is to be confirmed by a buyers solicitor
WC	Council tax Band - H
Utility Room	School catchment Rhydypenau Primary School Cardiff High School (year 2024-25)
Landing	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom 1	* Subject to Availability *
Bedroom 2	
Bedroom 3	
Bathroom	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

