

CARDIFF'S HOME FOR  
**STYLISH SALES**  
& LETTINGS

JeffreyRoss



CLEARWATER WAY  
LAKESIDE

# CLEARWATER WAY

LAKESIDE, CF23 6DJ - £340,000

\*\*\* Offers Over £340,000 \*\*\* This immaculately presented three bedroom end terrace family home is in one of Cardiff's most sought after areas with excellent local schools, local shops, parks and amenities. The property comprises of entrance hall, kitchen / breakfast room, lounge with patio doors onto rear garden overlooking looking the woodland, three bedrooms, family bathroom and off road parking. The property also benefits from underfloor heating in the bathroom and air conditioning.

See JR VR Tour below -

[https://youriguide.com/56\\_clear\\_water\\_way\\_lakeside\\_crf\\_gb](https://youriguide.com/56_clear_water_way_lakeside_crf_gb)

 3 bedroom(s)  1 bathroom(s)  807.00 sq ft

## ENTRANCE HALL

### LOUNGE

5.41m x 3.28m (17'9 x 10'9)

### KITCHEN

3.56m 3.00m (11'8 9'10)

### BATHROOM

1.93m x 1.78m (6'4 x 5'10)

### BEDROOM ONE

3.40m x 2.97m (11'2 x 9'9)

### BEDROOM TWO

3.58m x 3.30m (11'9 x 10'10)

### BEDROOM THREE

2.29m x 2.44m (7'6 x 8')

### GARDEN

Enclosed rear garden with woodlands at the rear.

### TENURE

Freehold - This is to be confirmed with your legal representative

### COUNCIL TAX

Band E

### SCHOOL CATCHMENT AREA

Lakeside Primary School (year 2022-23)  
Cardiff High School (year 2022-23)

Ysgol Y Berllan Deg (year 2022-23)

Ysgol Gufun Gymraeg Bro Edern (year 2022-23)

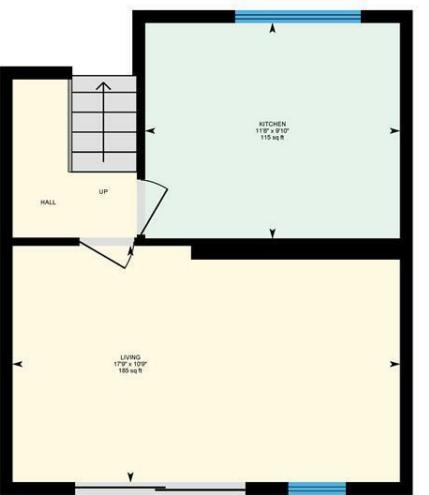
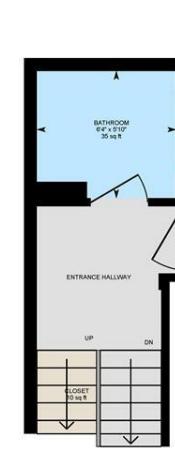


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU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



Clear Water Way, Lakeside, CRF

Main Building: Total Interior Area 807.16 sq ft



Entry Level  
0 3 6 ft

Upper Level

Lower Level

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.

