

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Lake Road West*

ROATH PARK



A great spot overlooking Roath Park with lots of potential

Comments by Mr Ramzy Bancroft



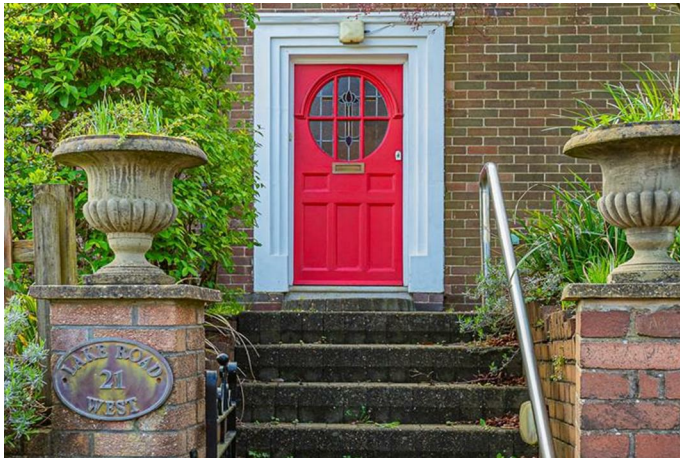
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner





# Lake Road West

*Roath Park, Cardiff, CF23 5PG*

Offers Over

**£630,000**



4 Bedroom(s)



2 Bathroom(s)



1883.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

**\* OFFERS OVER £630,000 \***

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.

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)



|               |                                                             |
|---------------|-------------------------------------------------------------|
| Hall          | WC                                                          |
| Lounge diner  | Bedroom 4                                                   |
| Sitting room  | Garden                                                      |
| Kitchen diner | Garage & Parking                                            |
| Pantry        | Tenure                                                      |
| WC            | Freehold, but this is to be confirmed by a buyers solicitor |
| Utility Room  | Council tax                                                 |
| Landing       | Band - H                                                    |
| Bedroom 1     | School catchment                                            |
| Bedroom 2     | Rhydypenau Primary School                                   |
| Bedroom3      | Cardiff High School (year 2024-25)                          |
| Bathroom      | Ysgol Y Berllan Deg (year 2024-25)                          |
|               | Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)                |
|               | * Subject to Availability *                                 |



