

4 Bed Semi-Detached In Lake Road West , Cardiff, CF23 5PG

£740,000





## SHORT DESCRIPTION

Property Ref: 13927 A traditional, handsome and impressive bay fronted four bedroom semi-detached family house, positioned in an elevated position, retaining many original features, overlooking the Roath Park Flower Gardens, in a popular location a short distance from Roath Park Lake and local bus routes. Finished to a high standard and benefiting from fully enclosed rear patio garden with hardstand parking and EV charger. Front - elevated garden with beds and lawn. Entrance hall - Original wooden block flooring, picture rail, feature light fitting, understairs storage Lounge - 22'10 x 16'10 (7.0m x 5.1m) into bay. Original wooden block flooring, bay window overlooking Roath Park Rose Garden, picture rails, ceiling rose, coal effect gas fire, feature fireplace. Second reception room - 16'5 x 13'6 (5.0m x 4.1m). Original wooden block flooring, french doors out to rear garden, picture rails, coal effect gas fire. Kitchen - 16' x 12' (4.9m x 3.7m). Modern fitted kitchen with granite worktops, Belfast sink, integrated dishwasher and fridge-freezer, range cooker, plumbing for washing machine, underfloor heating. Downstairs cloakroom Back - patio and hardstanding, access to EV charger. Secure access to rear lane via electric shutter door. Stairs and upstairs hall - picture rail, carpet. Access to loft (fully boarded for storage). Bedroom 1 - 16'6 x 11'6 (5.0m x 3.5m) into bay. Fitted wardrobes, bay window overlooking Roath Park Rose Garden, picture rail, fully carpeted. Bedroom 2 - 14'3 x 13'7 (4.3m x 4.1m). Picture rail, fully carpeted. Bedroom 3 - 12'1 x 12' (3.7m x 3.7m ) max. Picture rail, fully carpeted, storage cupboard. Bedroom 4 - 11'2 x 8'11 (3.4m x 2.7m). Picture rail, fully carpeted. Separate WC Bathroom - sink, bath with overbath waterfall shower. Within Cardiff High School catchment and Rhydypenau Primary School catchment. Gas central heating. Paved patio rear garden with shutter door access and hardstand. . . . . Property Type: Semi-Detached Full selling price: £740000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: G EPC rating: E Measurement: 1720sq.ft Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway Heating Type: Double Glazing ,Solar Powered ,Central Chain Sale or Chain Free: N/A Possession of the property: Self-occupied



**Bed Room(s)**



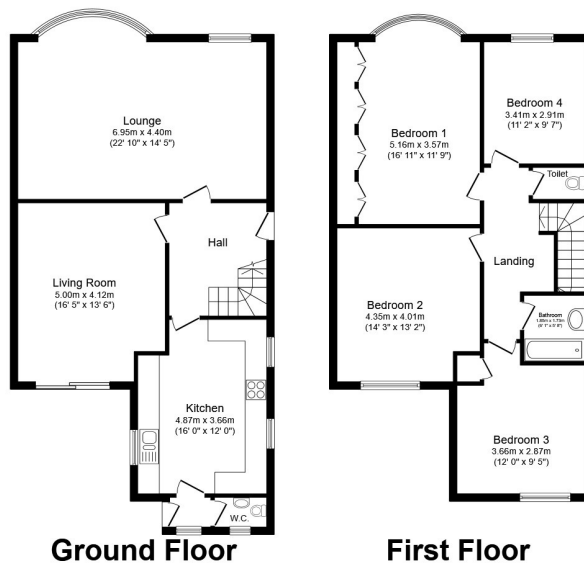
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 159.8 m<sup>2</sup> (1,720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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