



Lakeside Drive

Cardiff CF23 6DD

Guide price

£600,000

This four bedroom detached family residence sits within walking distance of Roath Park Lake and Cardiff High School. Also enjoys being near to a variety of local amenities. The property briefly comprises entrance hallway, ground floor WC, lounge, kitchen/ diner, office room and utility. To the first floor there are three double bedrooms and a good size single bedroom along with family bathroom. Outside the property boasts both front and rear gardens with a driveway and garage for off road parking.

This is a very much sought after. A viewing is highly advised to appreciate. Call us to on 02920 5620202.



Entrance Hall

Entered via double glazed stained glass pvc door to front. Into hallway.

Hallway

Concealed meter cupboard. Radiator. Wood laminate flooring. Coved ceiling. Stairs rise up to the first floor.

Cloak Room

Double glazed obscure window to the rear. WC. Wash hand basin. Half tiled walls. Tiled flooring.

Lounge 17'9" max x 11'10" max (5.41m max x 3.61m max)

Double glazed window to the front aspect and double glazed sliding patio doors leading out to the rear garden. Wood laminate flooring. Radiator.

Dining Room/Office 9'10" max x 12' max (3.00m max x 3.66m max)

Double glazed window to the front. Radiator. Wood laminate flooring.

Kitchen/Breakfast Room 13'11" max x 16' max (4.24m max x 4.88m max)

Double glazed windows to the rear. The kitchen is fitted with a selection of wall and base units with wood work tops over. Twin stainless steel sink with mixer tap. Space for gas range cooker with tiled splash backs and cooker hood over. Space for American fridge freezer. Built-in storage cupboard. Pergo luxury vinyl flooring. Radiator. Door leading to large utility room.

Utility 12'5" x 6'10" (3.78m x 2.08m)

Double glazed window to the rear. Wall and base units. Stainless steel sink and drainer. Plumbed for washing machine. Space for further tumble dryer and dish washer. Space for fridge freezer. Radiator. Pergo luxury vinyl flooring. Double glazed obscure door out to the garden.

First Floor

Stairs rising up from the entrance hall. Wooden hand rail and spindles. Carpeted with high quality wool carpet on stairs and landing.

Landing

Double glazed window to the front offering light. Large loft access hatch. Wooden banister. Airing cupboard with hot water tank.

Bedroom One 16'1" max x 11'10" max (4.90m max x 3.61m max)

Double glazed window to the rear. Built-in sliding wardrobe. Radiator.

Bedroom Two 11'10" max x 10'9" max (3.61m max x 3.28m max)

Double glazed window to the rear. Radiator. Fitted wardrobes with wash hand basin.

Bedroom Three 9'10" max x 12' max (3.00m max x 3.66m max)

Double glazed window to the front. Wood laminate flooring. Radiator.

Bedroom Four 6'9" max x 11'10" max (2.06m max x 3.61m max)

Double glazed window to the front. Wood laminate flooring. Radiator.

Bathroom 6'8" x 5'7" expanding to 7'8" (2.03m x 1.70m expanding to 2.34m)

Double glazed obscured window to the rear. Shaver point. Mirror vanity cupboard. Extractor fan. WC. Wash hand basin. Bath with shower over and glass splash back screen. Tiled flooring. Half tiled walls. Radiator.

Outside

Front

Large front garden which is lawned with mature shrubs and flower borders with a half rise brick wall. Outside light.

Side

Driveway with off street parking for at least two vehicles, leads to off set attached double trim garage with two single doors. Offers additional lawn with path leading to a gate to the rear garden.

Rear Garden

Enclosed rear garden with timber fencing and half rise brick wall with a good selection of mature shrubs, trees and flower borders. Large lawned area and additional raised, paved patio sitting area. Door way access from rear garden to the garage.

Additional information

The property had a new boiler installed May 2021.



