



£780,000 Freehold

Lake Road West | Cardiff | CF23 5PL

Hern &  
Crabtree



This highly sought after property is situated in the beautiful area of Lake Road West Cyncoed, Cardiff. It is the perfect location for anyone looking for a family home, with the picturesque Roath Park Lake and Jelicoe Gardens with its tennis courts just a stones throw away. Not only this, but nearby are the popular Cardiff High School and Rhydypenau Primary School, as well as the Heath Station which makes it ideal for commuters with trains running directly and regularly into Cardiff city centre.

The property itself is a five bedroom semi-detached period property with three reception rooms, kitchen breakfast room and a cloakroom to the ground floor. There are four bedrooms on the first floor with two en suites and a family bathroom plus a fifth loft bedroom and WC. It offers generous size front and rear gardens with off-street parking, detached garage to the rear and is also close to Heath Park and easy distance to University Hospital of Wales.

This is an amazing opportunity to purchase a family home in one of the most desirable locations in Cardiff. With its close proximity to Roath Park Lake and school catchments as well as the nearby amenities and Heath Park, this stunning property won't be around for long!



### Entrance

Entered via a double glazed composite door to the side, into hallway.

### Hallway

Radiator, stairs leading up to the first floor, vinyl flooring in a wood parquet style. Doors through to;

### Sitting Room 11'8 x 13'1 max into bay

Double glazed PVC lead piped window to the front, radiator, papered and coved ceiling.

### Living Room 23'9 x 12'0

Double glazed lead piped French

doors to the front aspect with matching windows either side. Two radiators, ornate gas fireplace with tiled surround and wooden mantelpiece, french doors leading through to the dining room. Coved ceiling and ceiling rose.

### Dining Room 18'0 x 10'5

Double glazed French doors leading out to the rear garden. Vertical radiator, archway to the kitchen, wood laminate flooring.

### Kitchen Breakfast Room 19'9 x 11'5

Double glazed windows to the rear, double glazed door to the garden, two windows to the side. Two built-in

storage cupboards housing power for appliances and further storage. Laundry cupboard with plumbing for washing machine, space for a double stacked tumble dryer. The kitchen is laid with a matching selection of wall and base units with worktops over, 1.5 bowl sink and drainer with mixer tap. Integrated dishwasher, integrated four ring ceramic hob with cooker hood over and splash back, integrated double oven and grill. Space for an American style fridge freezer. Door to a wash hand basin and further connecting door to cloakroom.

### Cloakroom

WC.

### First floor

Stairs rise up from the entrance hall with a dog-leg staircase, wooden hand rail and spindles. Large stained glass feature window to the side.

### Landing

Vertical radiator, large airing cupboard, stairs rising up to the second floor bedroom, loft access hatch, doors to:

### Bedroom One 14'8 11'10

Double glazed windows to the front, radiator, fitted wardrobes, picture rail, coved ceiling and ceiling rose. Radiator and a door to the en suite.





#### **En Suite 7'9 x 7'8**

WC, bidet, wash hand basin with base vanity, corner shower with electric shower, extractor fan, vinyl floor, radiator. Part paneling.

#### **Bedroom Two 10'6 x 12'1**

Double glazed window to the rear, radiator, door to en suite.

#### **En Suite 6'11 x 5'1**

Shower, wash hand basin, base vanity, WC, vinyl floor, radiator and extractor fan.

#### **Bedroom Three 11'10 x 11'8**

Double glazed window to the side, radiator, wood laminate flooring, fitted wardrobe, picture rail, wash hand basin.

#### **Bedroom Four 7'6 x 11'8**

Double glazed window to the front, radiator, built-in wardrobes.

#### **Bathroom 10'3 x 7'9**

Double glazed obscured window to the side. Four piece suite comprising large spa bath, walk-in double shower with mixer tap, wash hand basin, WC, light up shaver mirror, large wall mirror, towel rail, tiled walls, vinyl floor.

#### **Bedroom Five 11'4 x 13'6**

Stairs rise up from the first floor landing, storage cupboard. Double glazed skylight window, further storage to the eaves, door to WC. Floor to ceiling height 7'8 max. Further access hatch to roof space.

#### **WC**

WC, wash hand basin.

#### **External**

#### **Front**

Key block driveway providing off street parking for several vehicles, lawn, mature shrubs and flower borders. Storm porch to the front of the property with a checkered tiled floor. Side entrance to path, outside light, wrought iron gates, gate to the rear garden.

#### **Garage 14'8 max x 22'7 max**

Garage offers power and light with electric single door to the side of the property. \*Measurements do not account for door width.

#### **Rear Garden**

Enclosed rear garden split into two levels with a stone patio sitting area, retaining walls, steps leading up to a lawned garden area. Further landscaped with patio sitting area, well stocked with a mature selection of shrubs, trees and flower borders. Steps to patio and glass greenhouse, chicken run. Steps lead up to a detached garage.

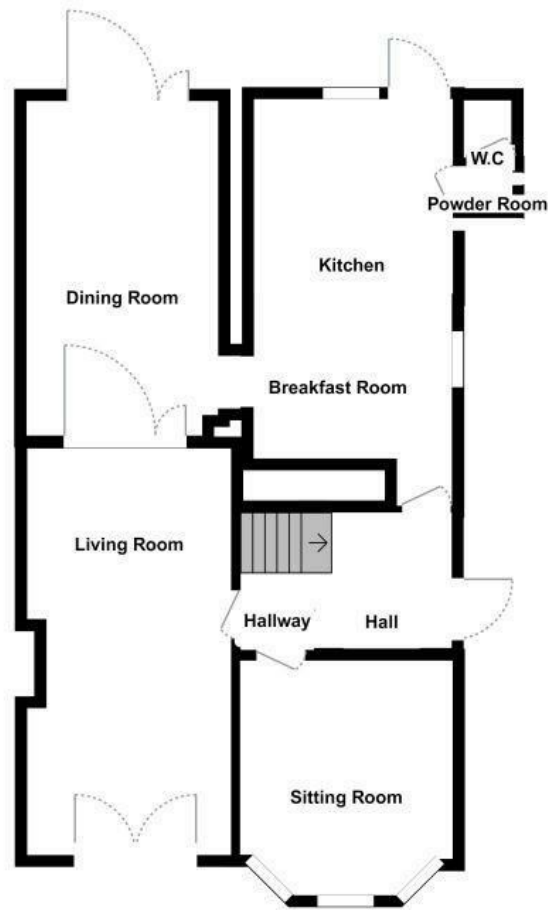
#### **Additional Information**

We have been advised by the vendor that the property is Freehold.

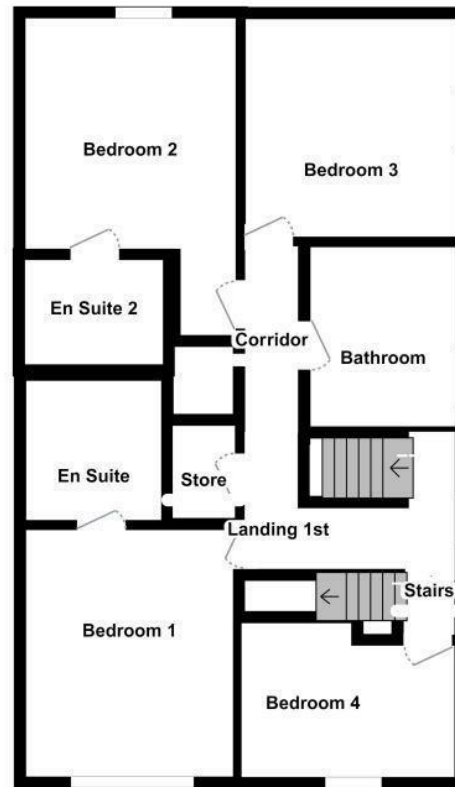




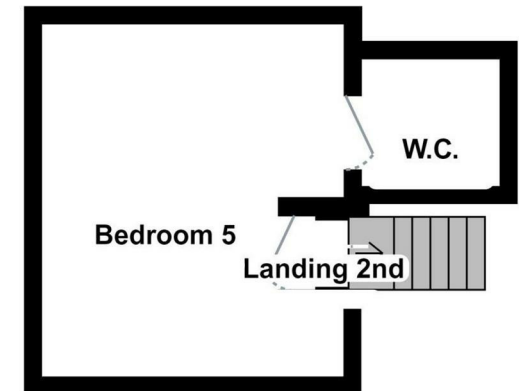




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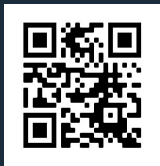
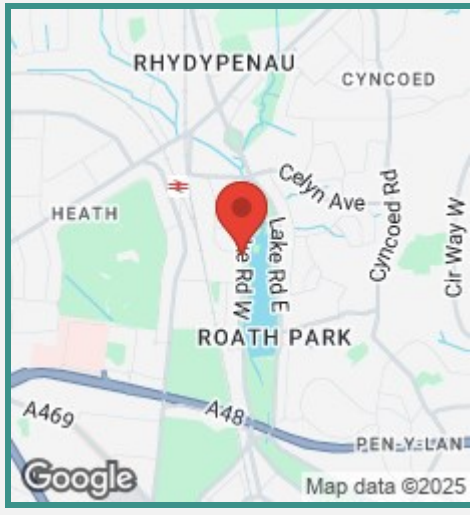


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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			
		60	70
England & Wales		EU Directive 2002/91/EC	





304 Caerphilly Road, Heath, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: [heath@hern-crabtree.co.uk](mailto:heath@hern-crabtree.co.uk)

<https://www.hern-crabtree.co.uk> [Facebook](#) [Twitter](#) [Instagram](#) [LinkedIn](#) [YouTube](#)

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