Woolaston Avenue

CYNCOED, CARDIFF, CF23 6EZ

GUIDE PRICE £290,000

Hern & Crabtree



Woolaston Avenue

Welcome to Woolaston Avenue, a well-proportioned two-bedroom home in the highly desirable Lakeside area of Cardiff. Perfectly positioned in a peaceful cul-de-sac, this property offers the opportunity to enjoy quiet suburban living while remaining close to excellent local amenities, respected schools, and convenient transport links.

Inside, the home presents a practical layout with a welcoming entrance, a generous living room with garden access, and a spacious kitchen/breakfast room to the front. Upstairs are two well-sized bedrooms, each with fitted wardrobes, and a family bathroom. The home benefits from gas central heating via a combination boiler and double glazing throughout.

The rear garden is low maintenance with a central circular bed and a mature tree, ideal for relaxing or entertaining. To the front, the home provides off-road parking for multiple vehicles.

Lakeside is one of Cardiff's most sought-after residential areas, known for its green spaces and proximity to Roath Park Lake. It lies within the catchment for some of the city's top-performing schools including Cardiff High School. Local shopping is available at Lakeside and nearby Llanishen, while Heath train station and bus routes offer regular links into Cardiff city centre and beyond. Whether you're a first-time buyer, downsizer or investor, this charming home is well placed to suit a variety of lifestyles.











863.00 sq ft

Entrance & Porch
Step through a double glazed composite front door into a tiled internal porch. A further double glazed PVC door leads into the main hallway.

Hallway
Finished with wood block flooring, the hallway provides access to the living room and kitchen/breakfast room.

Kitchen/Breakfast Room
Situated at the front of the property, this kitchen features double glazed windows, a range of wall and base units with worktops, stainless steel one bowl sink and drainer, and tiled splashbacks. There is space and plumbing for a washing machine, dishwasher, gas cooker (with a fitted cooker hood above), fridge, and freezer. The vinyl flooring and radiator complete this space, which offers ample room for a breakfast table.

Living Room
Located at the rear, the living room enjoys a bright outlook via a double glazed window and a glazed door opening onto the garden. Finished with wood block flooring and a radiator, this room also features open slatted stairs leading to the first floor.

First Floor Landing
Accessed via the staircase from the living room, the landing has a handrail with spindled banister and access to the loft. A cupboard houses the Baxi combination boiler.

Bedroom One
Positioned at the front, this double bedroom includes a double glazed window, a series of fitted mirrored wardrobes, and a radiator.

Bedroom Two
At the rear of the home, this second double bedroom also features mirrored fitted wardrobes, a radiator, and a double glazed window overlooking the garden.

Bathroom
Fully tiled and fitted with a WC, wash hand basin, bath with electric shower over, mirrored vanity cupboard, heated towel rail, and vinyl flooring. Please note, this room has no window.

Garden
The rear garden is designed for low maintenance, mainly paved with a central circular flower bed and a mature tree providing natural interest. The garden is fully enclosed, ideal for privacy and outdoor living.

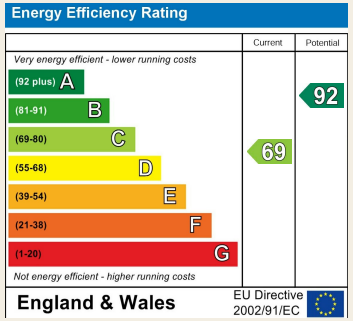
Front & Parking
To the front, there is a driveway providing off-street parking for two to three vehicles.

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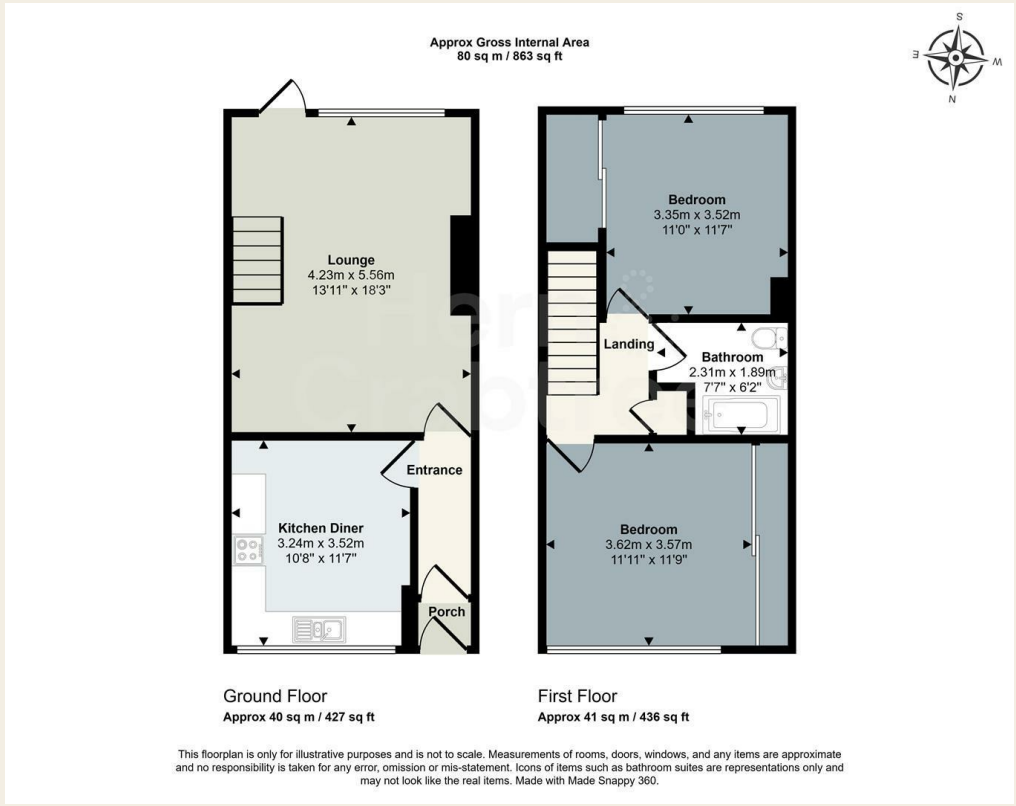
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