



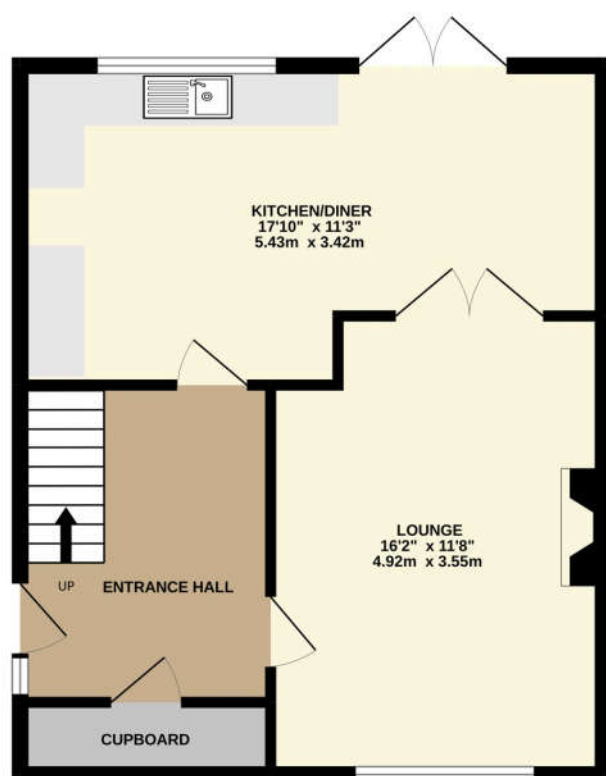
KelvinFrancis.com



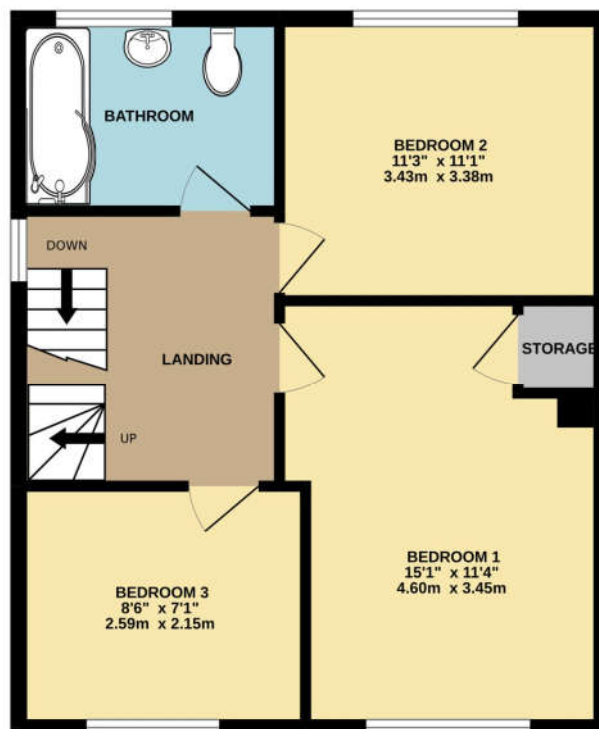
KelvinFrancis.com



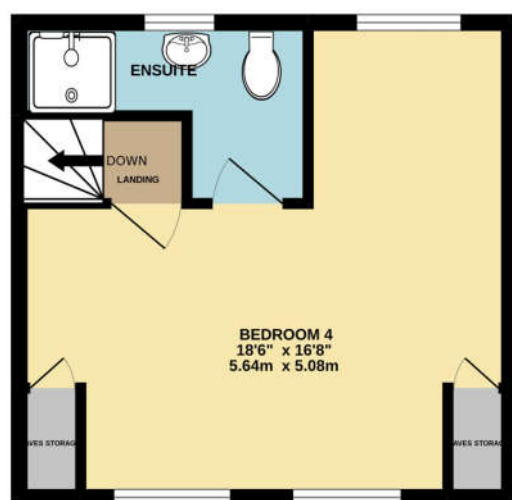
145 Woolaston Avenue, Lakeside, Cardiff. CF23 6EY



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



A spacious and extended semi-detached family home, conveniently located just a short walk to local shops, Roath Park Lake and within the school catchment for Lakeside Primary and Cardiff High School. Entrance hallway, lounge with feature fireplace, opening to a 17ft kitchen/dining room with integrated appliances and French doors. To the first floor there are 3 bedrooms plus a modern family bathroom with shower. To the second floor is a spacious 4th bedroom with en-suite shower room. Open plan front with large keyblock driveway with parking for 2 cars, enclosed rear garden with patio. EPC Rating: D

Price: £465,000

362 Cyncoed Road Cardiff CF23 6SA
T 029 2076 6538 F 029 2074 7454
E cyncoed@kelvinfrancis.com

Church Road Lisvane Cardiff CF14 0SJ
T 029 2068 9200 F 029 2068 9300
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS

www.kelvinfrancis.com





Entrance Hall

Approached via a uPVC entrance door with glazed inserts to upper and lower parts, matching glazed side panel, leading onto a central hallway with single flight spindle staircase to first floor landing, double panelled radiator, large built-in storage cupboard with shelving and housing the Baxi gas central heating boiler.



Kitchen/Dining Room 17'10" (5.44m) x 11'3" (3.43m) maximum

Appointed along two sides in woodgrain finish fronts with straight brush chrome bar handles beneath round nose worktop surfaces, inset stainless steel sink and drainer with swan neck mixer tap, space for slot-in cooker with stainless steel cooker hood, space for upright fridge/freezer, integrated slim line dishwasher, integrated automatic washing machine, matching range of eye level units with pelmets and borders, inset spotlights, coved ceilings, large window and uPVC patio doors onto the rear garden, ample space for dining table, double panelled radiator.



Bedroom 3 8'6" (2.59m) x 7'1" (2.16m)

Aspect to front, radiator.



En-Suite Shower Room

Comprising low level WC, pedestal wash hand basin, recessed shower cubicle with thermostatic shower, tiled flooring, inset spotlights, radiator.



Lounge 16'2" (4.93m) x 11'8" (3.56m) maximum

Large window overlooking the front garden and driveway, quality woodgrain effect flooring, feature decorative fire surround with coal effect gas fire and decorative tiled inserts on a stone hearth, quality engineered wood flooring, radiator, coved ceilings, twin-glazed doors opening into the kitchen/diner.

First Floor Landing

Approached via a single flight spindle staircase, window to side, further full turning staircase to the second floor.



Bedroom 1 15'1" (4.6m) x 11'4" (3.45m) maximum

Overlooking the front driveway, a good size double bedroom, coved ceilings, woodgrain effect laminate flooring, built-in storage cupboard with shelving, radiator.



Family Bathroom

Modern white suite comprising low level WC with push-button cistern, pedestal wash hand basin with mixer tap, P-shaped panelled bath with mixer tap and Jacuzzi jets with Mira electric shower and glazed shower screen, quality wall tiling to wet areas, chrome heated towel rail, woodgrain effect vinyl flooring.

Second Floor

Approached via a full turning spindle staircase.



Bedroom 4 18'6" (5.64m) x 16'8" (5.08m) maximum

Two windows to the front elevation and a further window to the rear overlooking the garden, a good size double bedroom, eaves storage to two sides, wall mounted electric fireplace, inset spotlights, door to en-suite shower room.



Rear Garden

Flagstone patio area leading up to a raised and shaped keyblock patio and shaped lawn, backing onto woodland and public footpath, composite garden shed, outside cold water tap.

Garage

Attached garage to front with up-and-over access door, power points and lighting.

Directions

Travelling south along Cyncoed Road away from the village, after some distance turn right into Celyn Avenue, which is flanked by grass verges. Hereon, continue through the traffic calmer taking the first turning left into Winnipeg Drive, followed by the next right into Woolaston Avenue. Continue for some distance and after the road snakes to the left, the subject property can be found a short distance on the right hand side.

Viewers Material Information:

- 1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
- 2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
- 3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS220496

Council Tax Band: F (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

