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10 Clearwater Way, Lakeside, Cardiff. CF23 6DJ



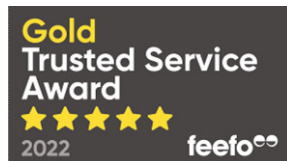
TOTAL FLOOR AREA: 899 sq.ft. (83.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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An extended, modern style, terraced property, positioned just a short walk to Roath Park Lake and Lakeside shops, as well as the Heath Halt Upper and Lower Train Stations and in the school catchment for Lakeside Primary and Cardiff High School. Entrance hall, extended family kitchen/dining room, separate sitting room, utility room, 3 bedrooms and a bathroom. uPVC double glazing, gas central heating (boiler 2020), new roof (2016), quality log burning stove and a full rewire (2015). Parking to the front and small low maintenance area, enclosed split garden to the rear with decking. EPC Rating: D

Guide Price: £365,000



Entrance Hall

Approached by a uPVC double glazed panelled door, quality laminate flooring, purpose built full height storage unit and coat hooks, radiator, telephone point, door to bathroom, small staircases down to the living accommodation and up to the bedrooms.

At lower level - Hall

Doorway into the utility room, door to a large under stairs storage cupboard and panel glazed door into the living accommodation, quality engineered oak flooring.



Kitchen Family and Dining Room

A recently installed kitchen (2021), base units with drawers and deep pan drawers with a quality recycled glass worktop over with matching upstand, inset Belfast style sink with mixer tap, fitted cooker with four burner gas hob and double gas oven below, cooker hood above, quality engineered oak flooring, ceiling spotlights, exposed brick chimney breast with exposed ace with quality clear glass burning Sovax log burner on a slate hearth with floating mantel, space for upright fridge/freezer, space for a tumble drier, stylish modern vertical double radiator, large square opening into the extension providing family room space and continuation of the quality oak flooring, feature inset glass roof offering additional light, further double vertical radiator, ceiling spotlights, high level window to side, quality anthracite grey uPVC double glazed bi-fold doors leading onto the rear garden.

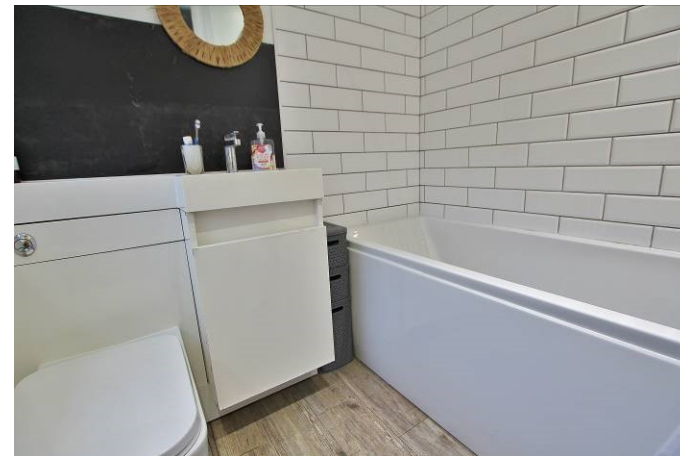


Sitting Room

Opening from the kitchen, window to the front, ceiling spotlights, hard wired to the router.

Utility Room

Space for washing machine with shelving above, spotlights, tile effect cushion flooring.



Bathroom

A modern white bathroom suite (2015), comprising a panelled bath with Fleming brick style bevelled wall tiling with Mira thermostatic shower over, close coupled push button WC with concealed cistern and connecting wash hand basin with storage beneath, black slate splashback, opaque window to side, radiator, quality wood effect ceramic floor tiling, ceiling spotlights.

First Floor Landing

Loft access, boarded. Airing cupboard housing the Worcester gas central heating (installed 2020) with storage room, doors to the bedrooms.



Bedroom 1 11'8" (3.56m) x 9'9" (2.97m)

Overlooking the front garden, double radiator, coved ceiling.



Bedroom 2 10'8" (3.25m) x 10'0" (3.05m) overall

A second double bedroom overlooking the rear and wooded area, radiator, coved ceiling.



Bedroom 3 8'0" (2.44m) x 7'5" (2.26m)

Aspect to rear, radiator, coved ceiling, could double up as office space.

Front Garden

Partially open and enclosed with a low maintenance area laid with thick slate chippings, steps leading down from the parking area, courtesy lighting.



Rear Garden

Tiered with an initial timber decking area and balustrade, with steps leading to a second raised deck with a further drop to rear of the garden, large established conifer tree, courtesy lighting at the rear of the property, outside water tap.

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, take the second turning left into Clearwater Way. The subject property can be found down the hill on the left 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: JP/CYS220537

Council Tax Band: E (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.