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An extended, freehold, centrally heated, detached house situated on this large corner plot.



53 Lakeside Drive
Cyncoed
Cardiff CF23 6DE

Accommodation Briefly Comprises: *Entrance Hall *Shower Room/WC
*Dining Room *Lounge *Study *Kitchen/Breakfast Room *Four Bedrooms
*Family Bathroom/WC *Gardens *Double Width Garage

PRICE: £380,000 or offer

Location

Catchment area for Lakeside Primary School and Cardiff High School. Roath Park with all of its amenities is nearby. Local shops are at Lakeside and Cyncoed Village. Access to the Eastern Avenue is a short driving distance away.

Ground Floor**Entrance Hall**

Hardwood front door. Single panelled radiator. Coving. Double panelled radiator. Storage cupboard.

Study 9'7" x 7'11"

Hardwood double glazed window. Double panelled radiator. Coving.

WC/Shower Room 7'2" x 4'5"

Low level WC. Pedestal basin. Mains shower. Part tiled walls. Ceramic tiled floor. Single panelled radiator.

Kitchen/Breakfast Room 14'9" x 11'

With a range of base and eye level units and work tops. Concealed under unit lighting. One-and-a-half bowl stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher. Part tiled walls. Walk-in pantry. Baxi Solo wall mounted boiler.

Dining Room 12' x 11'10"

Double glazed hardwood window and sliding patio door. Coving. Double panelled radiator.

Lounge 17'6" x 12'

Adam-style fireplace with living Flame gas fire. Coving. Double panelled radiator. Hardwood double glazed window.

First Floor**Landing**

With access to roof space. Airing cupboard with hot water tank.

Bedroom One (front) 12' x 9'6"

Hardwood double glazed window. Single panelled radiator. Louvre fronted wardrobes. Single panelled radiator. Coving.

Bedroom Two (front) 15'2" x 9'8"

Louvre fronted wardrobes. Single panelled radiator. Coving.

Bedroom Three (rear) 8'11" x 7'10"

Hardwood double glazed window. Single panelled radiator.

Bedroom Four (rear) 12' x 11'10"

Built-in hardwood effect wardrobes. Hardwood double glazed window. Single panelled radiator.

Bathroom

Panelled bath with electric shower over. Low level WC. Pedestal basin. Part tiled walls. Single panelled radiator. Coving.

Outside**Gardens**

Rear mainly lawned with plants, trees and shrubs. Patio area and garden to side.
Front lawned with mature hedges and borders.

Garage

Double width/double length detached garage.

Tenure

Freehold



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