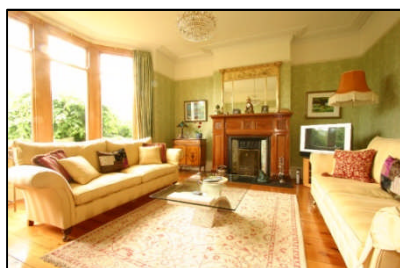


A rare opportunity to purchase this extended, very spacious terraced house overlooking the Lake.



171 Lake Road West
Roath Park
Cardiff CF23 5PL

Accommodation Briefly Comprises: *Porch *Hall *Lounge *Dining Room
*Sitting Room *Conservatory *Kitchen/Breakfast Room *Utility Room
*Cloakroom/WC *Five Bedrooms *Family Bathroom/WC *Shower Room

PRICE: £595,000 or offer

Location

Situated within the catchment area for Cardiff High School and Rhydypenau Primary School. Roath Park with all its amenities is nearby. Local shops are at Rhydypenau crossroads. Access to the Eastern Avenue is a short driving distance away.

Ground floor**Entrance Porch**

Half tiled walls.

Entrance Hall

Half leaded front door and side panels with coloured glass. Two storage cupboards. Tiled floor. Picture rail. Radiator. Impressive staircase with barley twist spindles. Understairs storage cupboard. Double doors to dining room.

Lounge 17' into bay x 16'9"

Imposing cast-iron fireplace with tiled inserts and slate hearth with oak surround. Double glazed sash window. Double panelled radiator. Exposed pine floor boards. Picture rail. Coving.

Dining Room 13'11" x 12'11"

Tiled floor. Built-in drinks cabinet with mirror back. Radiator. Dado rail. Picture rail. Coving. Spotlights.

Sitting Room 13'9" x 13'4"

Gas coal-effect stove on tiled hearth with pine surround. Laminate flooring. Radiator. Picture rail. Coving. Opening to:

Conservatory 13'5" x 7'10"

With slate floor. Double panelled radiator. uPVC double glazed roof. uPVC double glazed French door with side panels leading to rear garden.

Kitchen/Dining Room 16' x 12'3"

Coloured one and a half bowl sink unit with mixer tap. Base and eye level cupboards with work tops. Smeg built-in cooker with 6-ring gas hob and electric fan oven. Built-in fridge/freezer. Whirlpool built-in dishwasher. Tiled floor. Part tiled walls. Spotlights. Double panelled radiator. Coving. uPVC double glazed window. Double glazed rear door.

Utility Room 7'3" x 4'9"

Stainless steel sink unit with mixer tap. Base and eye level cupboards with work tops. Plumbed for automatic washing machine. uPVC double glazed window. Tiled floor.

Cloakroom/WC

Comprising low-level WC. Wash hand basin set in vanity unit. Potterton wall mounted gas fired central heating boiler. uPVC double glazed window. Tiled floor.

First floor

Landing

Double panelled radiator. Coving. Access to rear loft.

Bedroom One (Front) 16'10" x 16'9" into Bay

Cast-iron fireplace with tiled surround and hearth and mirror inserts. Double glazed sash window overlooking the Lake. Two double panelled radiators. Coving.

Bedroom Two (Rear) 13'10" x 13'3"

Cast-iron fireplace with tiled surround and hearth and mirror inserts. uPVC double glazed window. Radiator. Coving.

Bedroom Three (Front) 9'11" x 9'

Laminate flooring. Double panelled radiator. Picture rail. Leaded stained glass window. Double doors leading to small balcony overlooking the Lake.

Bedroom Four (Rear) 15'4" x 12'4"

Laminate flooring. Radiator. Coving. Painted fire surround.

Bathroom/WC

Built in bath with tiled surround. Shower cubicle with mains shower. Wash hand basin. Low level WC. Tiled floor. Tiled walls. uPVC windows. Heated towel rail. Spotlights. Coving. Fitted mirror fronted cabinets and Airing Cupboard

Second floor

Landing

Double glazed Velux window. Storage cupboard.

Bedroom Five 19'4" max x 18'6" max

With sloping ceiling. Four double glazed Velux windows. Exposed pine floorboards. Spotlights. Double panelled radiator. Single radiator. Storage cupboards.

Shower Room/WC

Shower cubicle with Mira mains shower. Wash hand basin. Low level WC. Part tiled walls. Tiled floor. Radiator. Spotlights. Double glazed Velux window.

Outside

Rear Garden

Lane access with hard standing for one car. Walled rear garden with lawns and paved patio area. Decked seating area.

Front Garden

Mainly lawned with borders and shrubs.

Brick built garden store 14'7" x 6'4"**Tenure**

Freehold

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