

FOR SALE



Gwynant Crescent

Lakeside, Cardiff, CF23 6LT

LAKE SIDE, CARDIFF

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ASKING PRICE

£250,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

881 SQ FT

881 FT2

GROUND FLOOR

TWO BATHROOMS

CARDIFF HIGH CATCHEMNT

THREE DOUBLE BEDROOMS

GARDEN

GREAT LOCATION



THE PROPERTY

Welcome to this charming ground floor maisonette located on Gwynant Crescent in the desirable area of Lakeside, Cardiff. This delightful property boasts a generous 881 square feet of living space, making it an ideal home for families or those seeking extra room to breathe.

As you enter, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The maisonette features three well-proportioned bedrooms, providing ample accommodation for family members or guests. The layout is both practical and spacious, ensuring that each room feels comfortable and inviting.

One of the standout features of this property is the private garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. It is a wonderful addition that enhances the overall appeal of the home, allowing for outdoor living in a peaceful setting.

Situated in a great location, this maisonette benefits from the amenities and conveniences of Lakeside within walking distance of local shops, Roath park boating lake and excellent transport links to Cardiff city centre. The area is known for its friendly community and picturesque surroundings, making it a lovely place to call home.

In summary, this spacious three-bedroom maisonette on Gwynant Crescent presents an excellent opportunity for those looking for a comfortable and well-located property in Cardiff. With its private garden and ample living space, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this delightful home.

INSIDE



ACCOMMODATION

LOUNGE 4.11m x 3.86m

KITCHEN 2.41m x 3.18m

BEDROOM ONE 4.80m x 2.54m

BEDROOM TWO 2.41m x 4.55m

BEDROOM THREE 3.07m x 4.09m

SERVICE CHARGE

We have been informed there is no service charge with this property.

SCHOOL CATCHMENT

Lakeside Primary School (year 2024-25) Cardiff High School (year 2024-25) Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

GROUND RENT

We have been informed that there is no service charge with this property.

PROPERTY TYPE MAISONETTE

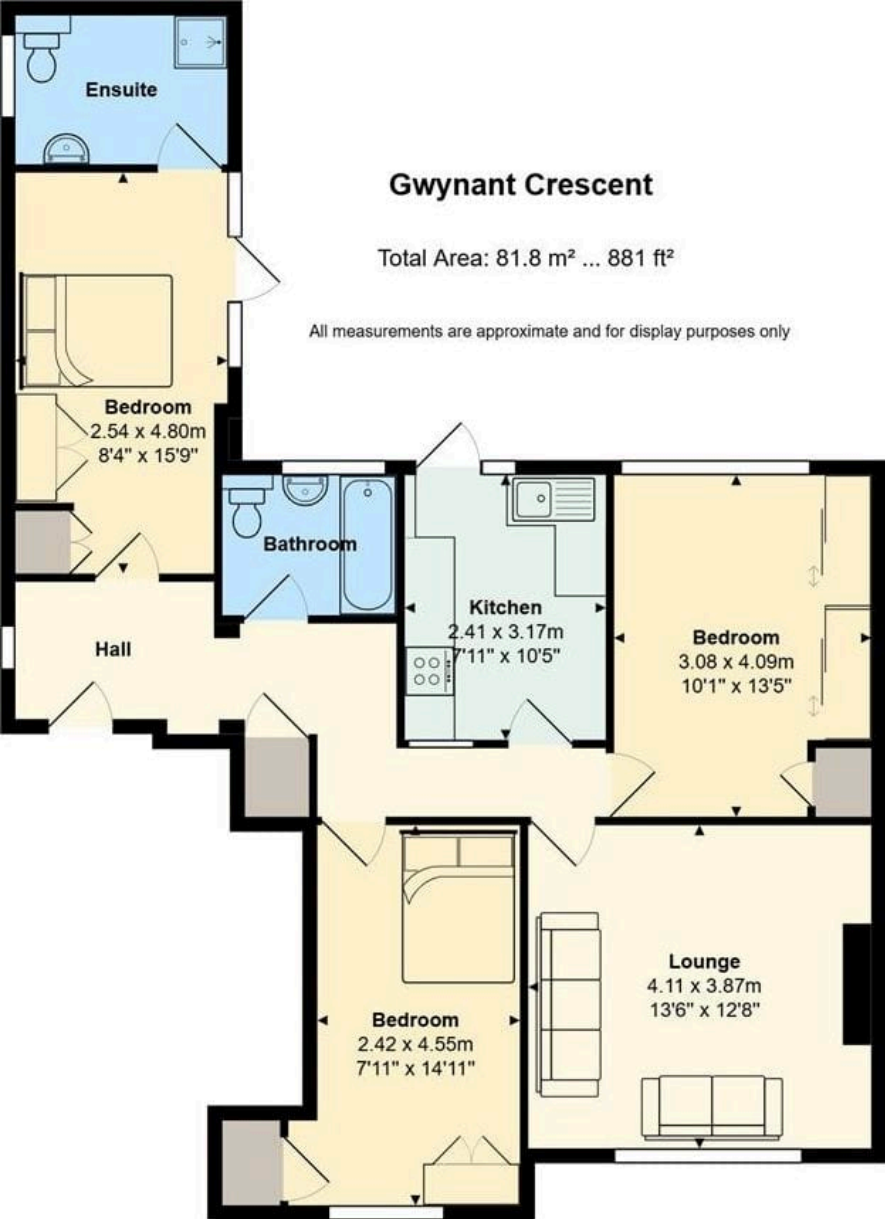
INTERNAL AREA 881 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 64 · POTENTIAL 73

FLOORPLAN



Not to scale. Measurements are approximate and for illustration only.



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk