



1 Lake Road West
, Cardiff, CF23 5PG

NEXA Cardiff - One agent: One Solution. Oliver Griffiths at NEXA Cardiff is delighted to bring to the sales market a brand new two bedroom duplex maisonette close to Roath park lake and gardens with allocated parking.

Asking Price £269,950

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- DUPLEX MAISONETTE
- ALLOCATED PARKING
- TWO BEDROOMS
- 1.3 MILES FROM HEATH HOSPITAL
- OPEN PLAN LIVING
- TWO BATHROOMS

The Lodge house is a set of two brand new share of the freehold. luxury apartments positioned on the corner of Roath Park, moments from the Botanical gardens, the lake and Wellfield road. The two bedroom duplex apartment offers style and contemporary living with high specifications throughout. The kitchen is a cobble grey Avantgarde, with Hoover appliances and Silver brush steel handles. The bathroom is a three piece white Porcelanosa suite with bath, low level wc, vanity wash hand basin and tiling. The accommodation is accessed via its own private entrance with staircase leading to an open plan kitchen living area offering a huge amount of light and space, double bedroom and bathroom to the 1st floor. A stair case off the living area leads to the master bedroom with en-suite bathroom. The apartment further benefits from two parking spaces, gas central heating and a

University Hospital Wales or buy to let investor with an expected monthly rent of £1200.

ENTRANCE HALL
Own private entrance to front of building, door and stair case leading to 1st floor flat

KITCHEN
Cobble grey Avantgarde Howdens kitchen with full integrated appliances including fridge freezer, dish washer and washing machine, Induction hob with electric grill and oven. Wood effect laminate flooring, access into hallway, Data points, work top and splash back sockets eye level, combi boiler, double glazed sash windows, radiator, spot lights

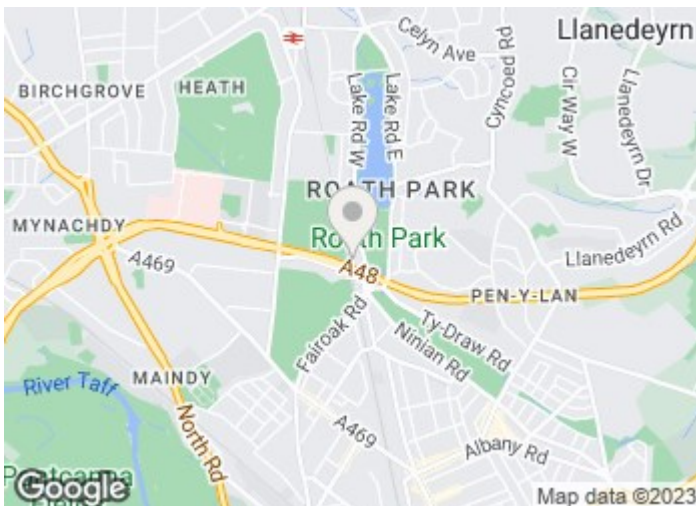
LIVING ROOM
Wood affect laminate flooring, 2 x double glazed sash windows, storage, stair case to master bedroom, data points, sockets, tv point, radiator, spot lights

BATHROOM
White Porcelanosa three piece bathroom suite and tiling

BEDROOM
Wayfair carpet, double glazed sash window, low level sockets, spot lights, radiator

MASTER BEDROOM
Wayfair carpet, low level sockets, double glazed sash window, radiator, spot light, access into the en-suite:

ENSUITE
White Porcelanosa three piece bathroom suite and tiling



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	