

Plas-Y-Coed, Lake Road East, Cardiff, CF23 5PA
Cardiff

£225,000



BEAUTIFULLY PRESENTED DUPLEX APARTMENT WITH LOVELY VIEWS TOWARDS ROATH PARK LAKE, LONG 999-YEAR LEASE & GARAGE

A beautifully presented and stylish duplex apartment, ideally positioned just moments from the ever-popular Roath Park Lake and within Cardiff High School catchment. Offering well-planned accommodation over two floors, this lovely home combines a spacious open-plan living area with a modern kitchen, two excellent double bedrooms and a superb contemporary bathroom.

The lower floor provides an impressive open-plan living and dining space, with the modern fitted kitchen seamlessly incorporated into the room. The generous proportions create a wonderfully sociable space for both everyday living and entertaining, with views towards the lake adding to its appeal.

To the first floor are two particularly good-sized double bedrooms. The principal bedroom is bright and spacious, with excellent natural light, while the second double bedroom also offers useful proportions and flexibility for guests, family or home working.

The beautifully appointed bathroom is a real highlight, finished in a striking contemporary style and featuring a large glazed shower enclosure with a generous double shower, together with a modern wash hand basin and WC.

A further significant benefit is the garage, providing valuable secure storage and parking.

The location is exceptional for those who enjoy the outdoors and the convenience of local amenities. Roath Park Lake is just steps away, with its beautiful flower gardens and recreation ground providing a delightful route on foot through to Wellfield Road, where an excellent selection of independent shops, cafés, restaurants and everyday amenities can be found.

The property is within Cardiff High School catchment and also benefits from excellent transport links, with convenient access to Cardiff city centre, the A48 and surrounding areas.

Offered with a long 999-year lease, this is a superb opportunity to acquire a beautifully presented home in one of Cardiff's most sought-after locations.



Beautifully presented duplex apartment with lovely views towards Roath Park Lake, a long 999-year lease and garage. Arranged over two floors, the property offers a spacious open-plan living and dining area with modern fitted kitchen, while upstairs are two excellent double bedrooms and a stunning contemporary bathroom with a generous double shower. Ideally positioned just steps from Roath Park Lake, with a beautiful walk through the flower gardens and recreation ground to Wellfield Road, offering a superb choice of shops, cafés, restaurants and amenities. Within Cardiff High School catchment and with excellent transport links to Cardiff city centre and the A48.

Property Type: Maisonette

Bedrooms: 2

Bathrooms: 1

Receptions: 1

- Duplex Apartment
- Two Double Bedrooms
- Spacious Open Plan Living
- Modern Kitchen
- Contemporary Bathroom
- Garage
- Overlooking Roath Park Lake
- Cardiff High Catchment
- Long Lease (to be verified by your solicitor)
- Close to Amenities





Hogg & Hogg Sales

20 Maryport Road, Penylan, Cardiff

02920 10 25 25

enquiries@hoggandhogg.wales

<https://www.hoggandhogg.wales/>

Hogg & Hogg
Estate Agents