3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.
4) Under GDPR regulations, no photographs or videoing (including Meta Smart Glasses) are permitted without prior consent.

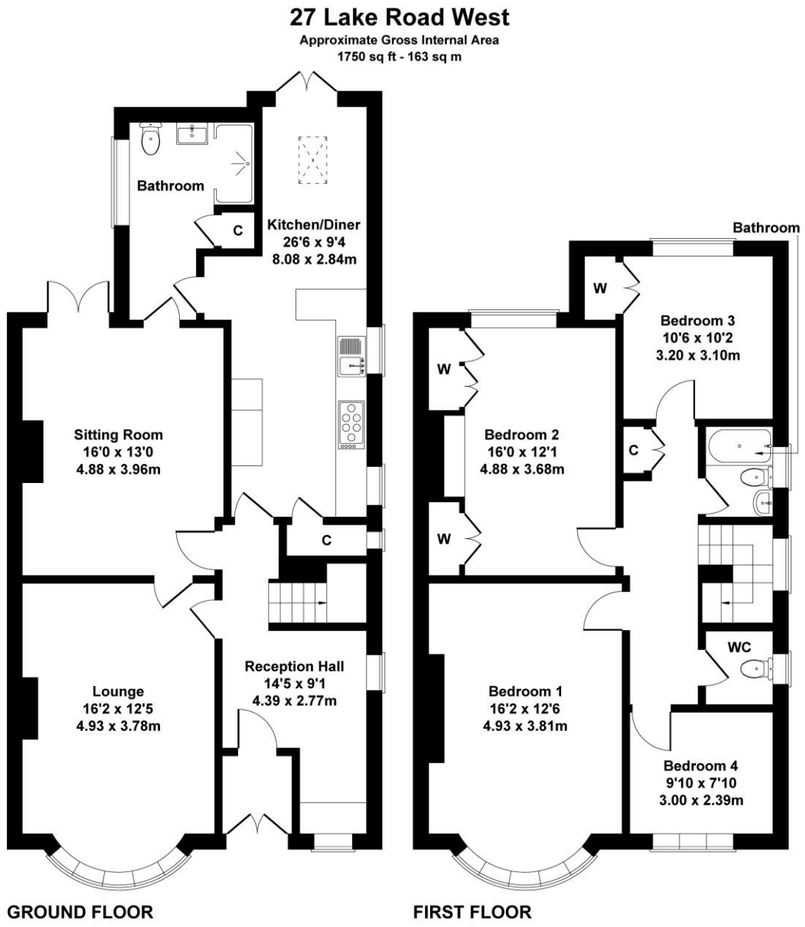
Tenure: Freehold (Vendors Solicitors to confirm)

Ref: JP/CYS250449

Council Tax Band: G (2026)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.



Not to Scale. Produced by The Plan Portal 2026
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KelvinFrancis

27 Lake Road West, Roath Park, Cardiff, CF23 5PG



A traditional double bay fronted semi-detached property in an elevated position overlooking Roath Park Gardens, just a stone's throw from Roath Park itself, as well as Roath Park Recreational Ground, bus links to the City Centre, with further walks to Wellfield Road and Albany Road shops and Heath Halt Upper and Lower Train Stations. The property also falls within the catchment for Rhydypenau Primary School and Cardiff High School. Entrance porch, generous entrance hallway, bay fronted lounge, sitting room, 26ft kitchen/diner, ground floor shower room, laundry cupboard, 4 good size bedrooms, a family bathroom and separate WC. Part uPVC and traditional stained and leaded glazing, gas central heating, period woodblock flooring, coving, door architraves, picture rails and skirting boards, built-in wardrobes. Outside is an elevated patio and west facing garden to the front and enclosed courtyard garden with parking hard stand and storage. EPC Rating: Expected

Guide Price: £580,000

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Entrance Porch
Approached by timber double doors, tiled floor with original wall tiling to half height, period door with circular leaded and stained glass window to entrance hallway.



Entrance Hallway 14'5" (4.39m) x 9'1" (2.77m) overall
Period secondary glazed stained and leaded windows to the front and side, a sizeable reception hall, wall panelling to picture display shelf height, coved ceiling, under stairs storage cupboard, woodblock flooring, tiled fire surround, radiator, full turning staircase to the first floor landing, doors to the lounge/sitting room and kitchen/diner.



Lounge 16'2" (4.93m) x 12'5" (3.78m) overall
A feature five part double glazed bay window overlooking the front garden and Roath Park gardens, a curved shaped double radiator, continuation of the woodblock flooring, fireplace with timber surround on a tiled hearth, period coved ceiling and skirting boards, doors to sitting room.

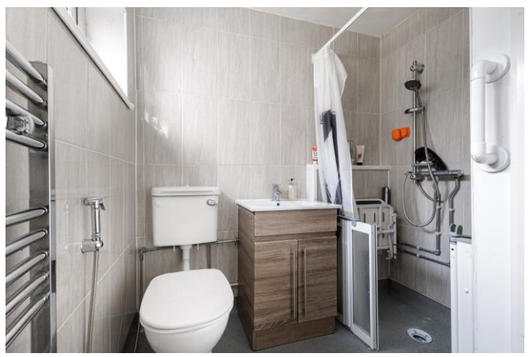


Sitting Room 16'0" (4.88m) x 13'0" (3.96m) overall
uPVC double glazed French doors opening onto the rear garden, continuation of the woodblock flooring, radiator, fireplace with quality mock stone fire surround on a matching hearth.





Kitchen/Diner 26'6" (8.08m) x 9'4" (2.84m) max
Period leaded windows to the side, a modern grey fronted kitchen appointed along two sides comprising of soft closed eye level units and base units with marble style worktops over, matching upstand, fitted six burner gas hob with cooker hood above, further fitted electric double oven, inset sink with mixer tap, integrated dishwasher, space for an American style fridge/freezer, ceramic floor tiling continuing into the dining room with ample space for dining table and chairs, radiator, double glazed Velux roof window and double glazed French doors accessing the rear garden, wall mounted combination gas central heating boiler, ceiling spotlights, internal door to the ground floor shower room. Door to original pantry with small opaque window to the side and shelving for storage.



Shower Room
Opaque window to the side, walk-in wet area with anti-slip flooring, ceramic wall tiling, thermostatic shower controls, sunken wash hand basin with storage below, low level WC, heated chrome towel rail. Door to laundry cupboard with plumbing and space for washing machine, potential for a shelf and stacked tumble drier above.

First Floor Landing
Period leaded and stained secondary glazed window to the side, continuation of the wall panelling to picture rail height, original landing cupboard with overhead storage, period internal doors to the four bedrooms, family bathroom and separate cloakroom/WC.



Bedroom 1 16'2" (4.93m) x 12'6" (3.81m) overall
A large five part double glazed bay window with elevated views overlooking Lake Road West and Roath Park Gardens, radiator.



Bedroom 2 16'0" (4.88m) x 12'1" (3.68m) overall
Aspect to the rear, master Broadband socket, radiator, an array of built-in bedroom furniture comprising of two doubles and a single with overhead storage and low level storage with hanging rails and shelving.



Bedroom 3 10'6" (3.2m) x 10'2" (3.1m)
A third double bedroom overlooking the rear, radiator, built-in period double cupboard with overhead storage.

Bedroom 4 9'10" (3m) x 7'10" (2.39m)
A generous fourth bedroom with elevated views over Roath Park Gardens, radiator.



Bathroom
Period opaque window to the side, white suite comprising of a panelled bath with low level disabled door and shower mixer taps, ceramic wall tiling with electric shower over and folding glazed shower screen, close coupled push button WC, sunken wash hand basin with storage below, ceramic floor tiling, heated chrome towel rail.

Separate WC
Opaque secondary window to the side, low level WC, wall mounted ceramic wash hand basin, cushion flooring, period wall tiling to half height.

Front Garden
Elevated frontage with high level retaining wall and steps with hand rail leading to the entrance door, crazy paved raised patio, overlooking Roath Park West and Roath Park Gardens, an array of established plants, trees and shrubbery, gate to the side accessing the rear garden.

Rear Garden
Laid with concrete, double roller shutter door accessing a parking hard stand, further gate accessing the rear lane, large timber constructed storage shed with window, power and lighting, side return to the sitting room, gate accessing the side and front.

Directions
Travelling south along Cyncoed Road away from the village, turn right into Celyn Avenue which is flanked by grass verges. On approaching the roundabout take the second exit into Lake Road West and travelling down Lake Road West with the lake on your left hand side, the subject property can be found towards the end of Lake Road West on the right hand side, just before the next roundabout.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.