



Waterloo Close,
Penylan, Cardiff,
CF23 5ED

THOMAS H
WOOD

Asking Price
£165,000

1 Bedrooms
Maisonette

An excellent opportunity to purchase this fully refurbished one-bedroom ground floor maisonette, ideally positioned within the sought-after area of Penylan.

Beautifully presented throughout and finished to a high standard, the property is offered for sale with no onward chain. Perfect for first-time buyers, downsizers, or investors alike, it offers bright and well-proportioned accommodation within walking distance of the delightful parade of shops at Waterloo Gardens and the open spaces of Roath Park.

The accommodation comprises entrance hallway, lounge, kitchen, double bedroom and bathroom.



ACCOMMODATION

LOUNGE

17'10" x 10'4"

Carpeted floor, painted walls, electric heater, under-stairs storage cupboard, and double glazed uPVC window to front.

KITCHEN

12'2" x 6'0"

Fitted with a modern range of base and wall units with work surfaces and tiled splashback. Built-in fridge freezer, electric hob with extractor over, electric oven, and space and plumbing for washing machine. One-and-a-half bowl composite sink with mixer tap. Spotlights. Double glazed uPVC windows to front and side.

BEDROOM

13'0" x 10'2"

Carpeted floor, painted walls, electric heater, and double glazed uPVC window overlooking the rear aspect of the property.



Features

- FULLY REFURBISHED GROUND FLOOR MAISONETTE
- ONE BEDROOM
- MODERN FITTED KITCHEN AND STYLISH BATHROOM
- CLOSE TO POPULAR WATERLOO GARDENS & ROATH PARK
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES
- SOLD WITH NO ONWARD CHAIN
- VIEWINGS HIGHLY RECOMMENDED

BATHROOM

6'0" x 4'3"

Modern three-piece suite comprising panelled bath with chrome mixer taps and electric shower over, pedestal wash basin, and low-level WC. Chrome towel rail, part-tiled walls, and double glazed uPVC window to side.



TENURE

LEASEHOLD

Lease Start Date 25 Jun 1987

Lease Term 125 years (86 years
Remaining)

Ground Rent approx. £200 p.a.

No service charge

COUNCIL TAX

Band C



1 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS

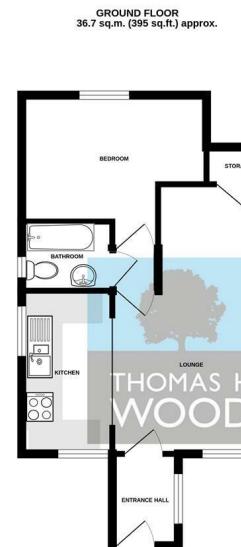


ENERGY RATING: D

Information

- Tenure: Leasehold
- Current EPC Rating: D
- Council Tax Band: C
- Potential EPC Rating: C
- Floor Area: 395.00 sq ft

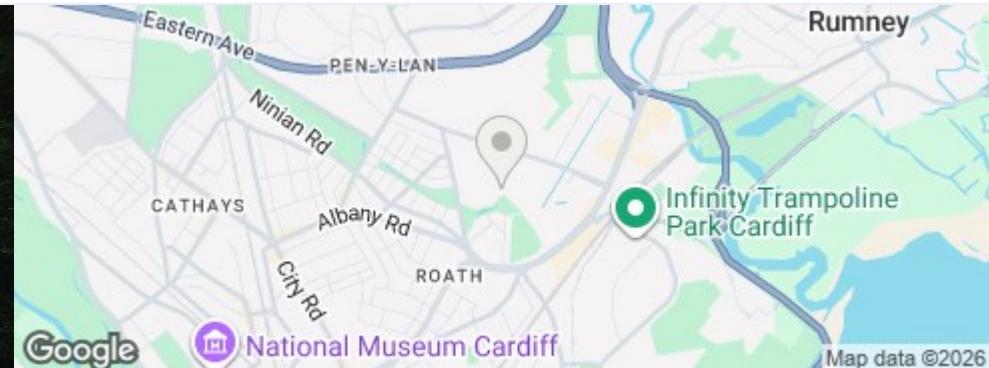
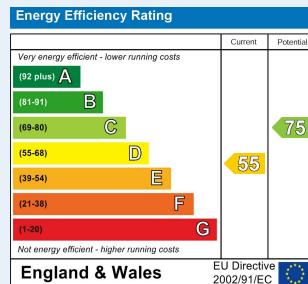




ONE BED GROUND FLOOR
TOTAL FLOOR AREA: 36.7 sq.m (395 sq.ft.) approx.
Whilst every effort has been made to ensure the approximate measurements of rooms, overall, and the overall approximate floor area are correct, these measurements are for general guidance purposes only and should be used as such by any prospective purchaser. It is the responsibility of the purchaser to have these measurements checked and measured again when the property is viewed prior to purchase. No guarantee is given as to their operability or efficiency can be given.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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