



Waterloo Close,  
Penylan, Cardiff,  
CF23 5ED



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.



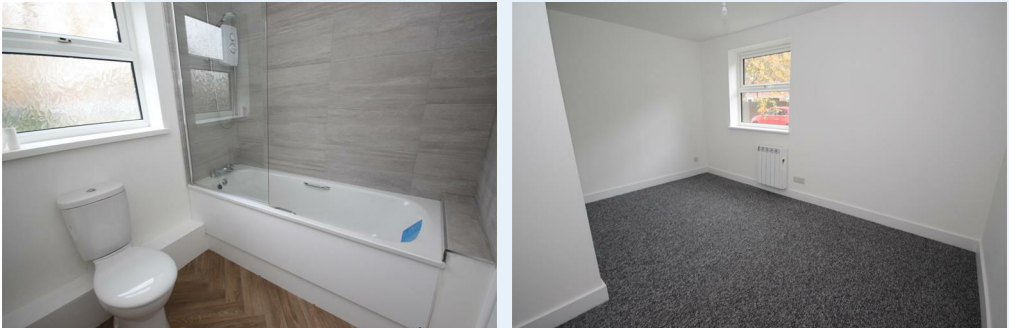
**TENURE**  
LEASEHOLD

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

Information

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



1 BEDROOMS



1 BATHROOMS



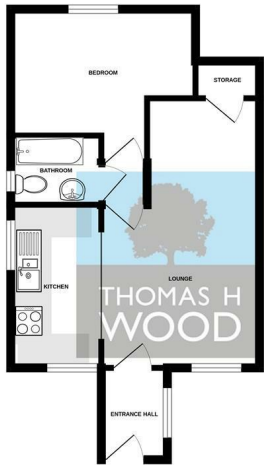
1 RECEPTION ROOMS



ENERGY RATING: D



GROUND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



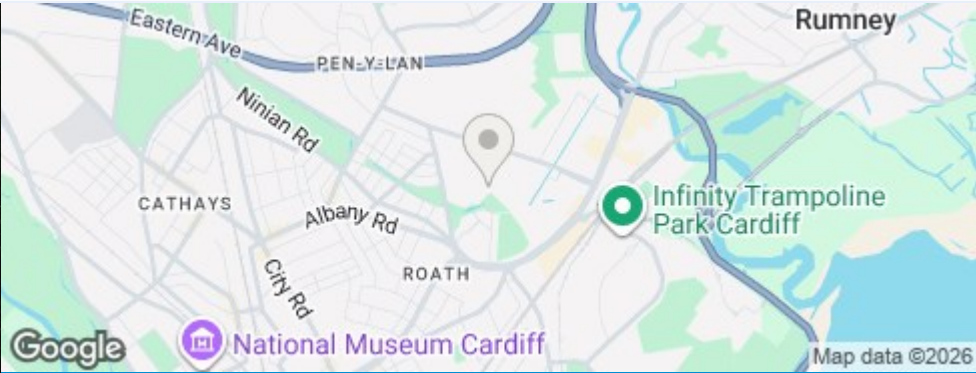
ONE BED GROUND FLOOR

TOTAL FLOOR AREA: 36.7 sq.m. (395 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements are taken internally, taken and are not intended to be used for legal purposes. The figures are for guidance purposes only and should not be used as a basis for any purchase or other transaction. The figures are for guidance purposes only and should not be used as a basis for any purchase or other transaction. The figures are for guidance purposes only and should not be used as a basis for any purchase or other transaction. The figures are for guidance purposes only and should not be used as a basis for any purchase or other transaction.



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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		



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