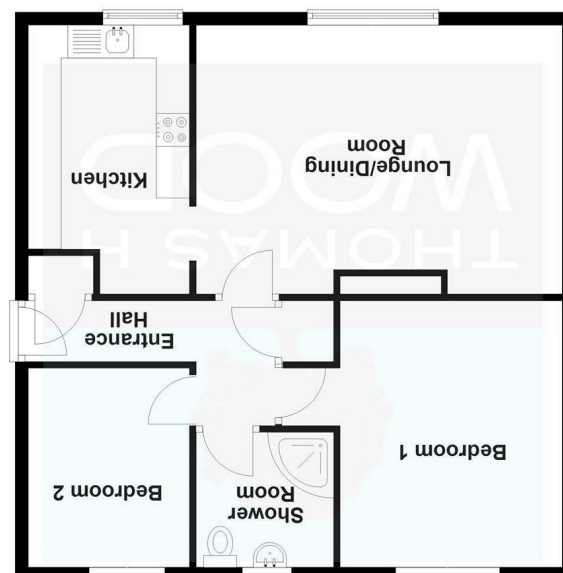


Total area: approx. 713.7 sq. feet



Ground Floor  
Approx. 713.7 sq. feet

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance 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.



To book a viewing call 02920 626252

thomashwood.com



Waterloo Road,  
Penylan, Cardiff,  
CF23 9BW

Asking Price  
**£250,000**

**\*Cardiif High Catchment \*** A very spacious, two bedroom ground floor apartment, offering comfortable, low-maintenance living in a highly convenient Cardiff location. Ideally located in this exclusive development with easy access, a practical layout, and suited to those seeking single-level living without compromising on space. The accommodation is centred around a welcoming entrance hallway with useful storage, leading into a generous lounge that flows through to a fitted kitchen, creating a sociable and functional living space. Two well-sized bedrooms enjoy a pleasant rear aspect overlooking the gardens, whilst a fully tiled shower room completes the accommodation. The property benefits from UPVC double glazing, electric heating and updated electrics, providing a solid and well-maintained base for immediate occupation. Well suited to a range of buyers, including those looking to retire and downsize, first-time purchasers and investors. The property also falls within the catchment for the highly regarded Cardiff High School, further enhancing its appeal. Offered to the market with no onward chain.



**ENTRANCE HALLWAY**

With doors to all rooms, useful storage cupboard and airing cupboard, laminate flooring and textured ceiling, housing renewed electric board and hot water cylinder.

**LOUNGE**

18'2" x 13'4"

A generous reception room with front aspect UPVC window, laminate flooring, painted walls and textured ceiling, with night storage heater and ample space for sofas and dining table and chairs, archway opening to the kitchen.

**KITCHEN**

8'0" x 13'6"

Overlooking the front aspect with UPVC window and fitted blind, fitted with a range of wall and base units with contrasting work surfaces, stainless steel sink, electric oven and hob, with space for appliances and archway to the lounge.

**Features**

- Ground floor two-bedroom apartment in a convenient residential location
- Generous lounge/diner
- Long Lease Term
- Fully tiled shower room
- Renewed electric board and hot water cylinder
- No Ongoing Chain
- Communal grounds and allocated parking
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

**BEDROOM ONE**

12'10" x 11'4"

A good size rear aspect double bedroom with laminate flooring, painted walls and textured ceiling, fitted wardrobes along one side and night storage heater.

**BEDROOM TWO**

7'10" x 9'11"

A rear aspect bedroom with laminate flooring, painted walls and textured ceiling, UPVC window and electric night storage heater.



**BATHROOM**

6'9" x 6'8"

A fully tiled three-piece suite comprising low level WC, pedestal wash hand basin and corner shower with electric shower, chrome heated towel radiator, UPVC window and extractor fan.

**OUTSIDE**

Allocated and visitor parking. Communal gardens wrap around the development.

**TENURE**

LEASEHOLD Lease extension 31/01/25  
189 years remaining (Term: 01/07/1982 - 21/05/2171)

SERVICE CHARGE: Approx £1461 per annum (paid in 6 month instalments)

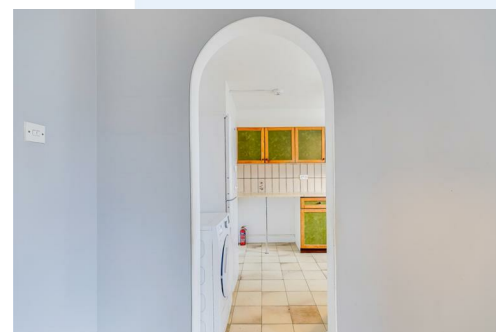
GROUND RENT: Approx £100 per annum (paid in 6 month instalments)





**COUNCIL TAX**

Band D

**Information**

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 713.70 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



-  2 BEDROOMS
-  1 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: D