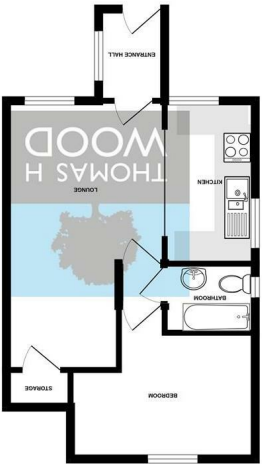


THOMAS H  
WOOD



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



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 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.

To book a viewing call 02920 626252

thomashwood.com



Waterloo Close,  
Penylan, Cardiff,  
CF23 5ED



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

**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

