



1 Waterloo Close,
Penylan, Cardiff
CF23 5ED

Asking Price £165,000
Maisonette
1 Bedrooms

Tenure - Leasehold

Floor Area - 395.00 sq ft

Current EPC Rating - D55

Potential EPC Rating - C75

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

5.45m x 3.16m (17'10" x 10'4")

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

KITCHEN

3.71m x 1.84m (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

3.97m x 3.10m (13'0" x 10'2")

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

BATHROOM

1.83m x 1.30m (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

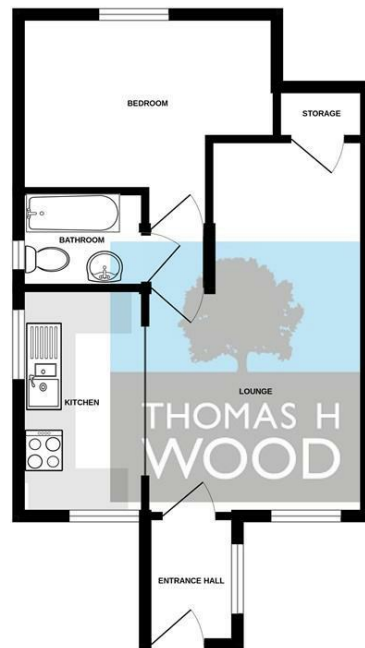
COUNCIL TAX

Band C

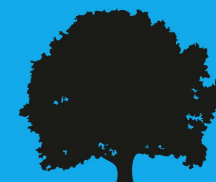




GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.



ONE BED GROUND FLOOR
TOTAL FLOOR AREA : 36.7 sq.m. (395 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	