



**Waterloo Road, Penylan Cardiff CF23 5AE**

*welcome to*

## **Waterloo Road, Penylan Cardiff**

An immaculately presented FOUR BEDROOM MID TERRACED family home with original period features, set in a sought after location in PENYLAN, Cardiff. The property is within walking distance of local shops, schools, bus routes and Waterloo Gardens. An ideal home which deserves internal inspection.

### **Ground Floor**

#### **Entrance Porch**

Original timber cover, tiled roof and access to:

#### **Entrance**

Via an original single glazed stained glass wooden front door into:

#### **Hallway**

Stairs rising to first floor, original floor tiles, radiator, gas meter cupboard and access to:

#### **Lounge**

15' 9" Max x 15' 8" Max ( 4.80m Max x 4.78m Max )  
Single glazed original sash bay window to front aspect, laminate flooring, breast wall with feature fireplace, original coving and mouldings, picture rail and radiator.

#### **Reception Room Two**

15' 4" x 11' 2" ( 4.67m x 3.40m )  
Single glazed original wooden windows and door providing access to conservatory, breast wall with original fire, radiator, exposed floorboards, plaster coving and picture rail.

#### **Conservatory**

10' 8" x 7' ( 3.25m x 2.13m )  
Double glazed windows to rear aspect, single glazed wooden doors from reception room two and kitchen, tiled flooring and double glazed door providing access to rear garden.

#### **Kitchen/ Dining Area**

27' 7" Max x 11' 6" Max ( 8.41m Max x 3.51m Max )  
Fitted with a range of base level units with complimentary work surfaces over, sink unit, spaces for 'Range' cooker and dishwasher, breast wall with fireplace and original tiles, radiator, built in original wooden drinks cabinet, tiled flooring in kitchen area, original tiled flooring in dining area, picture rail, double glazed window to rear aspect, double glazed skylight to rear, single glazed wooden door providing access into conservatory and access to:

#### **Downstairs Shower Room**

Fitted with a walk in shower, WC, wash hand basin inset to vanity unit, tiled flooring, reclaimed heated towel rail, hand made Mexican wall tiles from half height, single glazed window to rear and double glazed skylight.

### **First Floor**

#### **Landing**

Split level landing with loft hatch, access to bedrooms one, two and four on the upper level and the lower level providing access to bedroom three and shower room, exposed floorboards and doors providing access to:

#### **Bedroom One**

15' 8" Max x 13' 10" Max ( 4.78m Max x 4.22m Max )  
Single glazed original sash bay window to front aspect, original plaster coving and radiator.

#### **Bedroom Two**

12' 5" x 11' 1" ( 3.78m x 3.38m )  
Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

11' 11" Max x 8' 4" Max ( 3.63m Max x 2.54m Max )  
Double glazed window to side aspect, radiator, picture rail, original fireplace, laminate flooring, original fireplace and built in cupboard housing combi boiler.

#### **Bedroom Four**

8' 9" Max x 7' 9" Max ( 2.67m Max x 2.36m Max )  
Single glazed original sash window to front aspect, radiator and picture rail.

#### **Shower Room**

Fitted with a walk in shower and tiled bench seat, WC, pedestal wash hand basin, exposed floorboards, radiator and double glazed windows to side and rear aspect.

### **Outside**

#### **Front Garden**

Area laid to lawn, planted beds, a hawthorn tree and footpath leading to front entrance.

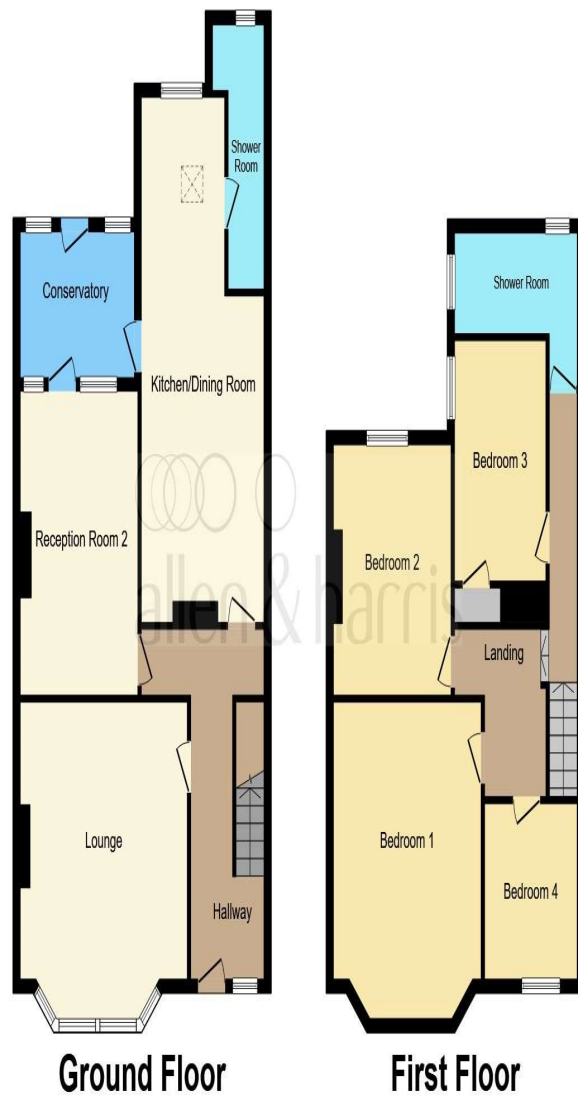
#### **Rear Garden**

An enclosed beautifully landscaped garden with paved patio area, planted beds, a variety of trees including, a Japanese maple, olive and palm tree, pond and gated access from side lane.

### **Additional Information**

The property is situated in a conservation area.





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Waterloo Road,**  
**Penylan Cardiff**

- Bay Fronted Mid Terraced Family Home
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Open Plan Kitchen/Dining Area
- Two Shower Rooms
- Front and Rear Gardens
- Sought After Location

Tenure: Freehold EPC Rating: D

**£575,000**



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