



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

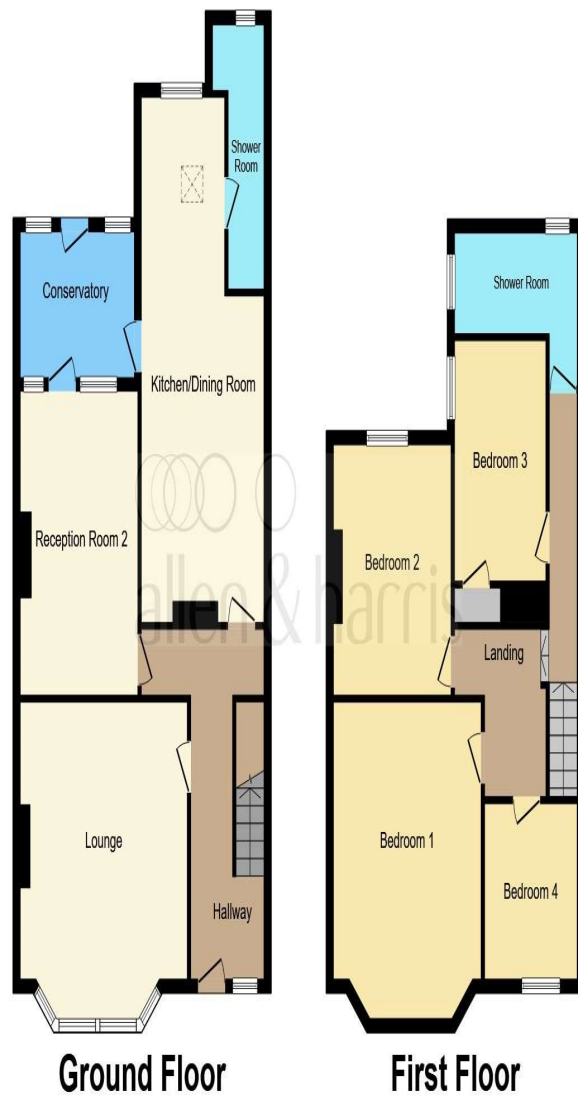
Area laid to lawn, planted beds, a hawthorn tree and footpath leading to front entrance.

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
Council Tax Band: G

£560,000



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Property Ref:
ROA113789 - 0005

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