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12 Waterloo Gardens, Penylan, Cardiff, CF23 5AB

£470,000

 black

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A charming traditional three-bedroom bay fronted mid terrace house, built circa 1930, inset with a two-storey semi-circular bay, all beneath a welsh slate pitched roof.

This impressive home fronts quiet and tree lined Waterloo Gardens, well away from busy passing traffic, and backing onto designated parkland.

With its charming period features the property is well positioned within walking distance to local parks and shops. Local parks within Penylan including Roath Mill Gardens and Waterloo Gardens, whilst also close by is the Roath Park Tea Rooms, Waterloo Gardens Post Office, Penylan Pantry, Penylan Bowling Club, and the Church of St Edward King and Confessor located along Westville Road.

This substantial home includes an elegant entrance hall of character, approached via an original front entrance door inset with elegant stained glass leaded upper light window with matching side screen and overhead windows opening into an imposing hall with an original spindle balustrade staircase, dado rails, picture rails, a high coved ceiling with ceiling rose, and an original tiled flooring.

The front lounge includes a contemporary fireplace inset with a log burning cast iron stove (2015) with slate hearth, whilst a rear dining room is inset with white PVC double glazed sliding patio doors that open on to a charming and delightful level sunny walled rear garden.

The ground floor also comprises a fitted kitchen and breakfast room (20'1 x 7'3), a small utility room and a downstairs cloakroom with a modern white suite.

The first floor comprises three bedrooms and are-modelled white family bathroom, (new in 2014), and equipped with a period style white suite with Retro tiled walls.

The property also includes gas heating with panel radiators (combi Boiler), white PVC replacement double glazed windows, many original pine panel internal doors, charming wood block floors, and a delightful level enclosed south facing rear garden, comprising a paved sun terrace, a centre lawn, a garden store and a very useful lane access.

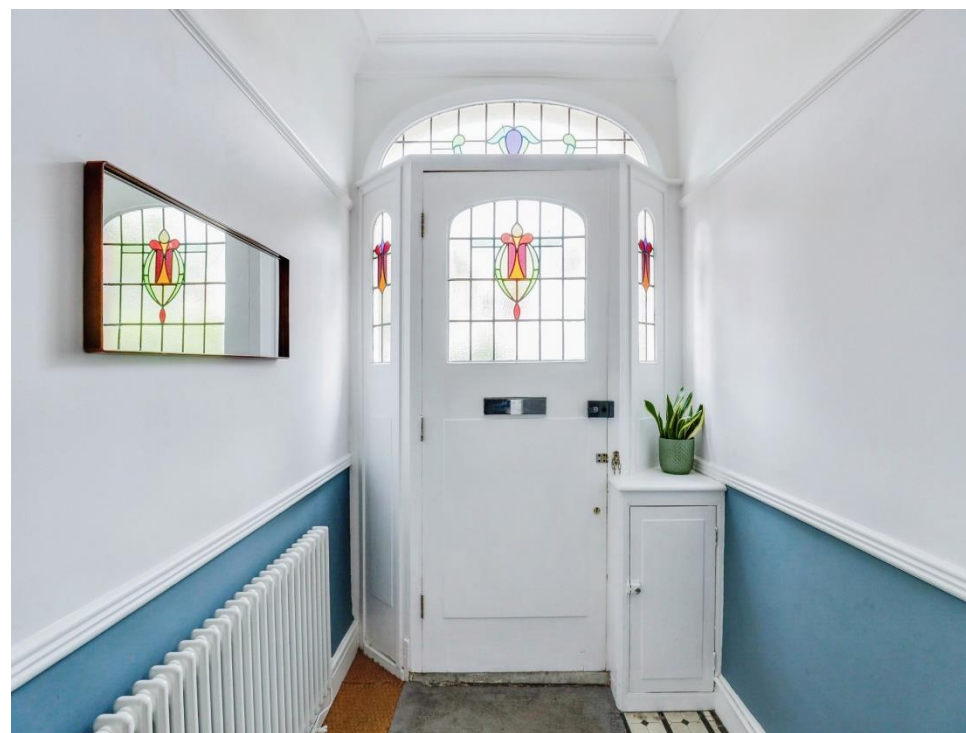
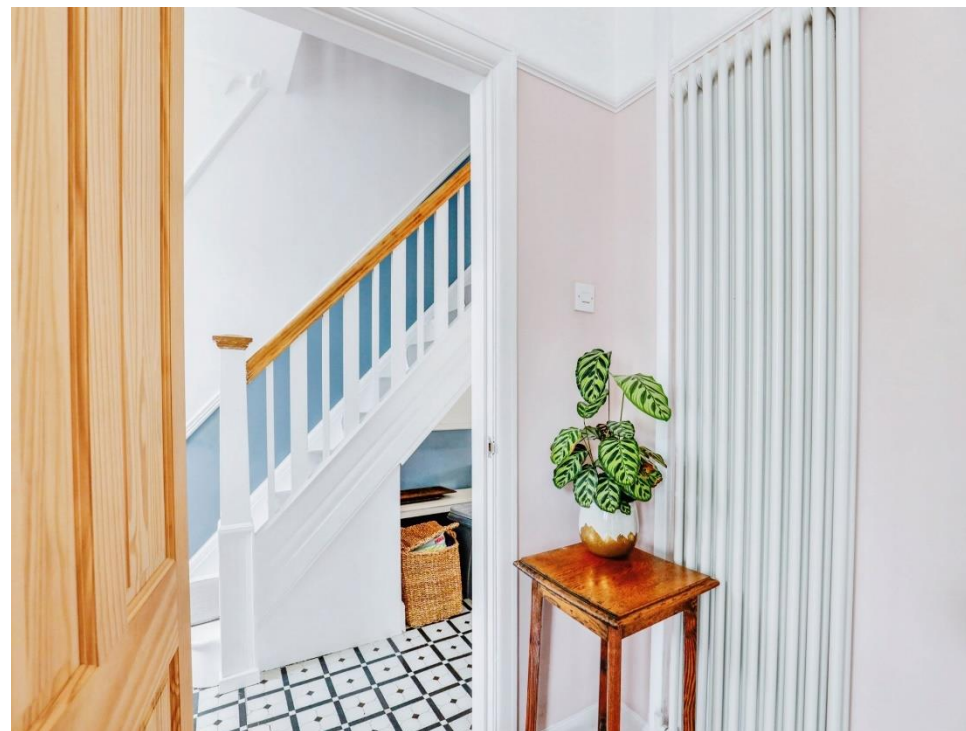
A charming home in a delightful location. Must be seen.

Entrance Porch

Open fronted with an original tiled threshold leading to.....

Entrance Hall

Hallway of character approached via an original front entrance door inset with elegant stained glass leaded upper light window with matching side screen and overhead windows opening into a charming hall with original spindle balustrade staircase with under stair recess, dado rail, picture rail, high coved ceiling with ceiling rose, original tiled flooring, contemporary radiator.





Front Lounge

14' x 12' 10" (4.27m x 3.91m) Approached independently from the entrance hall via a traditional style pine panel door with chrome handle leading to a main lounge inset with a semi-circular bay with replacement white PVC double glazed windows with outlooks on to the quiet tree lined frontage road. Open contemporary fireplace inset with a log burning cast iron stove with slate hearth, original wood block flooring, high coved ceiling, picture rail, vertical stylish radiator.

Dining Room

13' 4" x 11' 4" (4.06m x 3.45m) Approached independently from the entrance hall via a traditional style pine panel door with chrome handle leading to a good size dining room with original wood block flooring, open fireplace, two alcoves, high coved ceiling with ceiling rose, picture rail, stylish vertical radiator, white PVC double glazed sliding patio doors opening on to a charming and delightful level sunny walled rear garden.

Kitchen

20' 1" x 7' 3" (6.12m x 2.21m) Fitted along two sides with a comprehensive range of panel fronted floor and eye level units with slim line handles, round nosed laminate patterned worktops, under unit lighting, gas/electric cooker beneath a canopy style extractor hood with glass surround, stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, space with plumbing for a dishwasher, space for the housing of an upright fridge freezer.



Space with plumbing for a washing machine, matching glass fronted eye level cabinets with glass shelves, ceiling with coving and spotlights, wall's part ceramic tiled, ceramic tiled flooring throughout, double radiator, PVC replacement double glazed window with a rear garden outlook, double glazed part panelled outer door opening on to the level walled and quite charming sunny (southerly facing) rear garden.

Downstairs Cloakroom

Approached independently from the kitchen via a pine part panelled door leading to a cloakroom with a slim line W.C., continuous ceramic tiled floor, Primeline air ventilator, PVC double glazed window, opening to.

Utility Area

4' 3" x 4' (1.30m x 1.22m) With space for the housing of a tumble dryer, modern work surface with tiled splashback, continuous ceramic tiled floor, electric power.

First Floor Landing

Approached via a carpeted single flight spindle balustrade staircase with dado rail and oak balustrade leading to a half landing and a spindle balustrade main landing, access to roof space, over stair single storage cupboard/wardrobe with original pine panel door.



Master Bedroom One

13' 10" x 12' 1" (4.22m x 3.68m) Approached independently from the landing via an original stripped pine panel door with Regency handle leading to a master bedroom, inset with a semi-circular bay with replacement PVC double glazed windows with outlooks on to the quiet and quite charming tree lined frontage road, two wide alcoves, high coved ceiling, picture rail, double radiator.

Bedroom Two

13' 1" x 12' 10" (3.99m x 3.91m) Independently approached from the landing via an original stripped pine panel door with Regency handles leading to a double size second bedroom, two wide alcoves, high coved ceiling with picture rail, ceiling rose, double radiator, white PVC replacement double glazed window with outlooks across a very sunny enclosed and quite delightful level rear garden which backs on to designated parkland.

Bedroom Three

8' 2" x 6' 8" (2.49m x 2.03m) Independently approached from the first-floor landing via an original stripped pine traditional panel door with Regency handle, leading to a good size third bedroom, inset with a white PVC double glazed window with outlooks on to the quiet tree lined frontage road, high coved ceiling, picture rail, radiator.



Family Bathroom

Very contemporary stylish remodelled white suite with retro tiled walls comprising large panel bath with chrome taps with china handles and chrome pop-up waste, Mira shower unit with chrome fittings, rail and curtain over, W.C. with china handle, shaped Savoy period wash hand basin with chrome taps and chrome towel rail, chrome heated towel rail/contemporary radiator, high coved ceiling with ceiling rose, obscure glass PVC double glazed window to rear, full height corner storage unit housing a Worcester gas fired central heating combination boiler with panel door fronts with chrome handles. This room is also independently approached from the main landing via an original stripped pine panel door with Regency handle.

Outside Front Garden

Level and finished chiefly in stone enclosed by an original brick built front boundary wall with side railings, approached from the pavement line via a decorative and original garden gate surmounted on to two brick pillars each with individual coping stones.



Rear Garden

A very sunny and charming rear garden, totally level and partly laid to lawn beyond a paved sun patio which is directly approached from the kitchen and the dining room, the rear garden also benefits borders of shrubs and plants - one with raised sleepers, and affords maximum privacy and security by a combination of solid boundary walls to the rear inset with a garden gate, and two side brick built boundary walls with additional surmounted privacy fencing. Within the rear garden is a very useful corner garden shed.

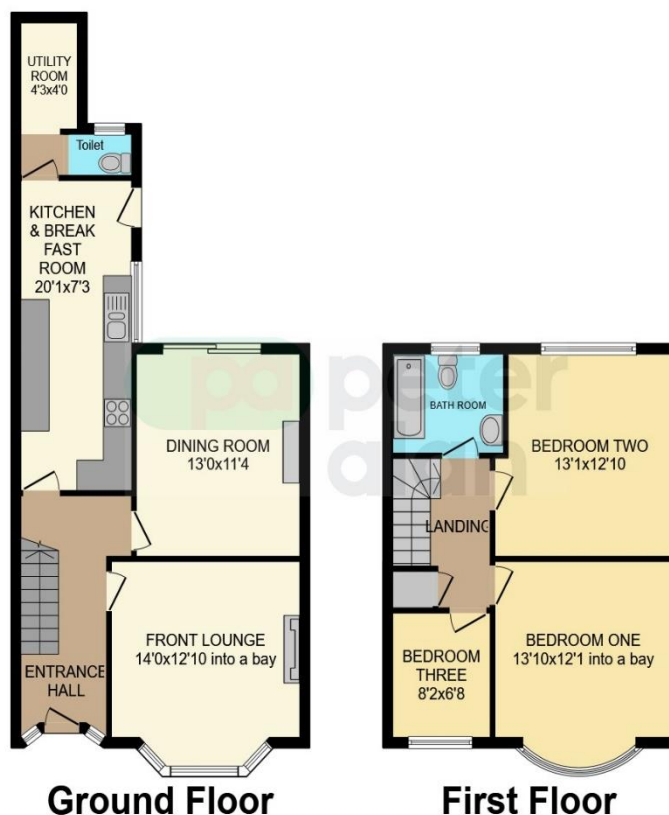






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