

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WATERLOO ROAD
PENYLAN



ENTRANCE HALL

LOUNGE
3.86m x 8.28m (12'8" x 27'2")

SUN ROOM
3.76m x 2.57m (12'4" x 8'5")

FAMILY ROOM
3.71m x 4.42m (12'2" x 14'6")

KITCHEN / BREAKFAST ROOM
3.35m x 1.52m x 3.35m x 0.61m (11'5" x 11'2")

W.C / UTILITY ROOM
1.35m x 1.96m (4'5" x 6'5")

STORE ONE
2.26m x 2.18m (7'5" x 7'2")

STORE TWO
1.24m x 1.55m (4'1" x 5'1")

LANDING

BEDROOM ONE
3.68m x 4.42m (12'1" x 14'6")

BEDROOM TWO
3.25m x 4.37m (10'8" x 14'4")

BEDROOM THREE
3.05m x 2.74m x 3.66m x 2.74m (10'9" x 12'9")

BEDROOM FOUR / SHOWER ROOM
3.66m x 2.39m (12' x 7'10")

FAMILY BATHROOM
2.74m x 1.63m (9' x 5'4")

FIRST FLOOR W.C
1.80m x 0.91m (5'11" x 3')

COUNCIL TAX
Band G

SCHOOL CATCHMENT
Marlborough Primary School (year 2022-23)
Cardiff High School (year 2022-23)

Ysgol Y Berllan Deg (year 2022-23)
Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

*Subject to availability *




TENURE
Freehold - This is to be confirmed with your legal representative.





WATERLOO ROAD

PENYLAN, CF23 9BH - £550,000

 4 Bedroom(s)  2 Bathroom(s)  1838.00 sq ft

Jeffrey Ross are pleased to bring to the market this spacious four bedroom semi-detached family home in the sought after location of Waterloo rd, Penylan. The property comprises of entrance hall, lounge, sun room, family room, W.C /utility room and two storage rooms to the ground floor and to the first floor there are four double bedrooms one with shower cubicle, family bathroom and access to loft. Outside there is a good size rear garden and detached garage.

The property is situated on a treelined road and a short walk to local shops, parks and amenities.

*** Chain Free ***

See below JR VR Tour

https://youriguide.com/86_waterloo_rd_penylan_crf_gl



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Waterloo Road, Penylan, Cardiff

Waterloo Rd, Penylan, CRF

Main Building: Total Interior Area 1838.22 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	