

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WATERLOO ROAD
PENYLAN



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

OPEN PLAN LOUNGE / DINING ROOM
5.56m x 8.26m (18'3" x 27'1")

KITCHEN
2.46m x 3.99m (8'1" x 13'1")

BEDROOM ONE
3.91m x 3.99m (12'10" x 13'1")

BEDROOM TWO
3.78m x 2.92m (12'5" x 9'7")

BATHROOM
2.51m x 1.80m (8'3" x 5'11")

GARAGE

TENURE
Leasehold with 99 year lease from 1992

COUNCIL TAX
Band E

SCHOOL CATCHMENT
Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to Availability *




COUNCIL TAX





WATERLOO ROAD

PENYLAN, CF23 9BW - £250,000

 2 Bedroom(s)  1 Bathroom(s)  763.00 sq ft

*** Offers over £250,000 *** Jeffrey Ross are pleased to bring to the market this spacious two bedroom apartment in Penylan. Situated in a beautiful complex with well maintained grounds. The property comprises of communal entrance hall with access to loft space, entrance hall, bright and spacious open plan lounge / dining room, kitchen, two double bedrooms and recently refurbished bathroom. Outside there is a garage and communal gardens with drying area.

The property is located within walking distance to local shops, parks, amenities as well as Cardiff city Centre.

See below JR VR Tour

https://youriguide.com/edward_nicholl_ct_7_waterloo_



PROPERTY SPECIALIST

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

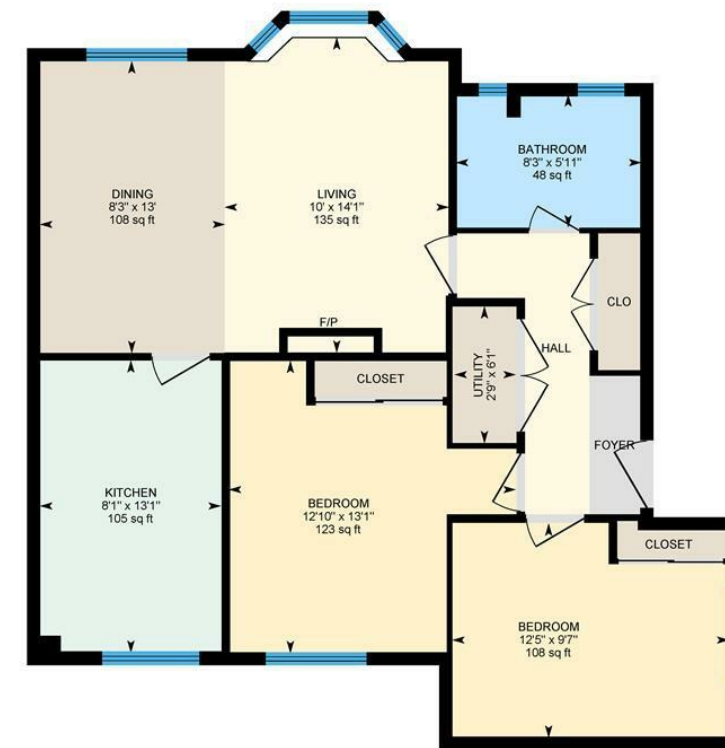




Waterloo Road, Penylan, Cardiff

Edward Nicholl Ct Penylan, CRF

1st Floor Apartment Interior Area 769.32 sq ft



0 3 6 ft



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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 73 | 75 |
| | EU Directive 2002/91/EC | |