

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WATERLOO ROAD
PENYLAN



ENTRANCE HALL
2.72m x 2.84m (8'11 x 9'4)

LOUNGE
4.37m x 4.55m (14'4 x 14'11)

FAMILY ROOM
3.30m x 4.47m (10'10 x 14'8)

DINING ROOM
3.78m x 3.45m (12'5 x 11'4)

KITCHEN
2.08m x 3.35m (6'10 x 11')

LANDING

BEDROOM ONE
4.37m x 4.55m (14'4 x 14'11)

BEDROOM TWO
3.30m x 4.45m (10'10 x 14'7)

BEDROOM THREE
2.18m x 3.48m (7'2 x 11'5)

BEDROOM FOUR
2.72m x 2.87m (8'11 x 9'5)

BATHROOM
1.52m x 2.62m (5' x 8'7)

GARDEN
Larger than average for the area.

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

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)




COUNCIL TAX
Band F





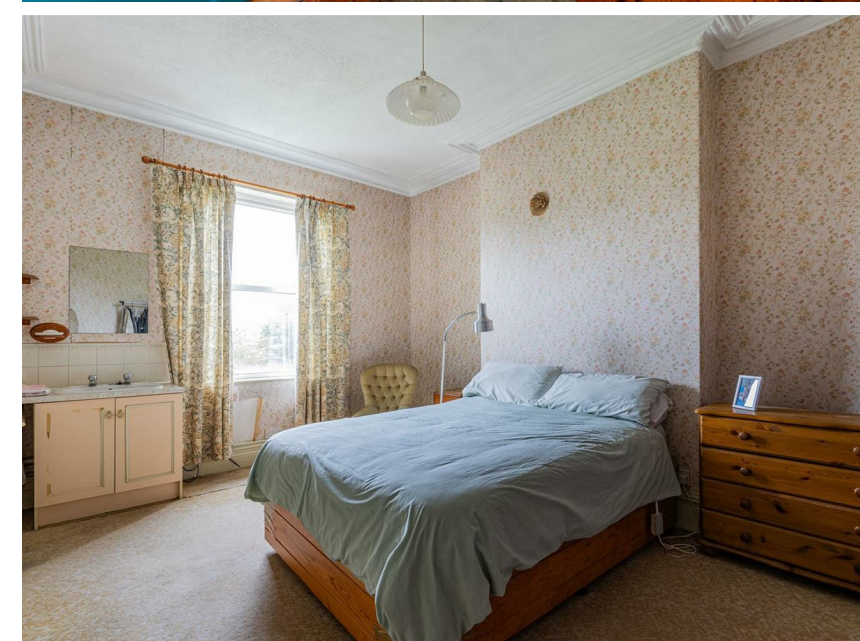
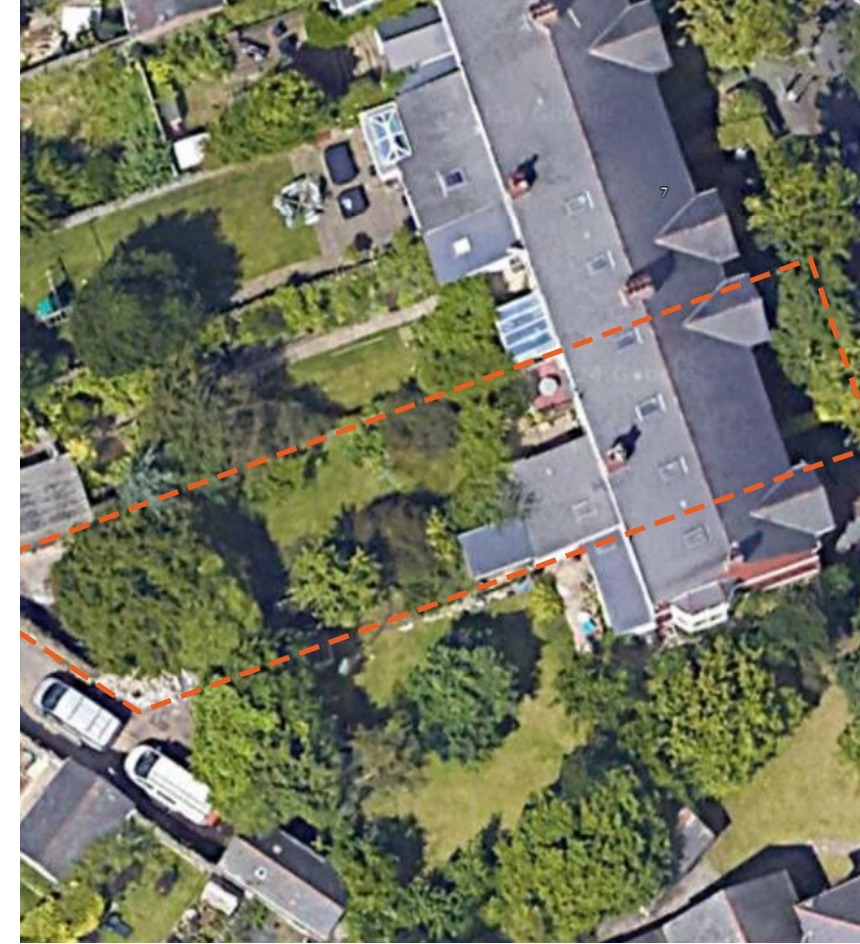
WATERLOO ROAD

PENYLAN, CF23 5AD - £540,000

 4 Bedroom(s)  1 Bathroom(s)  1361.00 sq ft

Jeffrey Ross are pleased to bring to the market this spacious four bedroom family home with lots of potential. The property briefly comprises of entrance hall, lounge, family room, dining room, and kitchen to the ground floor and to the first floor there are four bedrooms and a family bathroom. Outside there is a larger than average rear garden with potential for lane access. Located on Waterloo rd overlooking Waterloo Gardens and within a short walk to local shops, parks, amenities as well as Wellfiled and Albany rd and Cardiff City Centre.

*** Chain Free ***



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





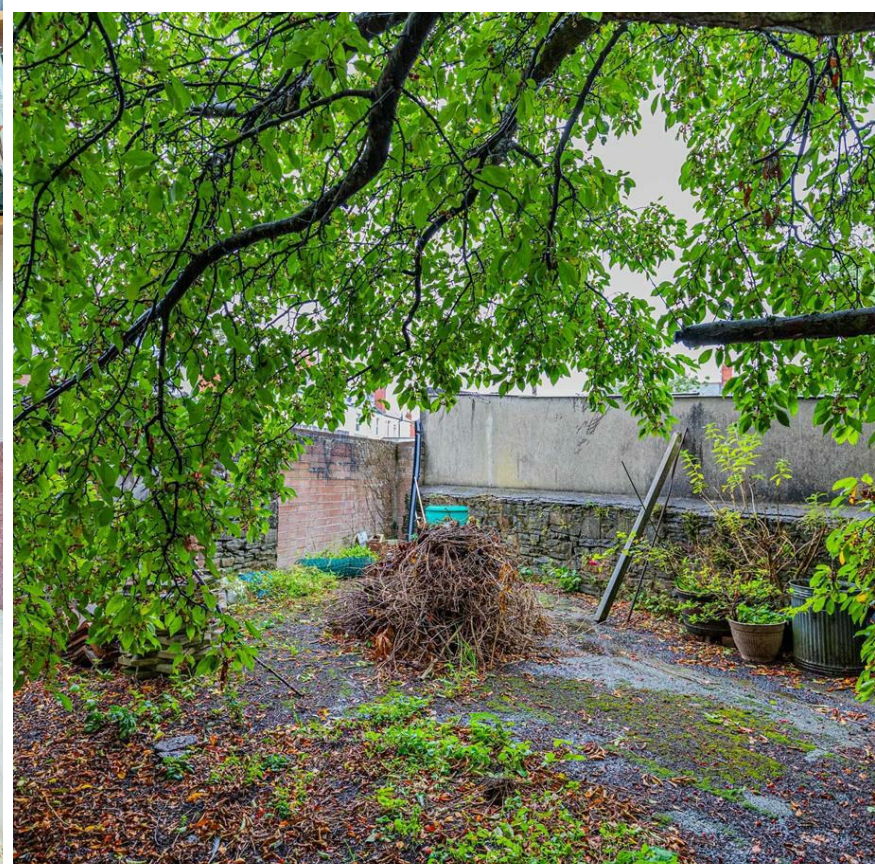
Waterloo Road, Penylan, Cardiff

Waterloo Rd, Pen Y Lan, CRF

Main Building: Total Interior Area 1361.68 sq 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	