

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WATERLOO ROAD
PENYLAN



ENTRANCE HALL

LANDING

LOUNGE / DINING ROOM
6.07mm x 3.33mm (19'11m x 10'11m)

KITCHEN
3.25mm x 2.57mm (10'8m x 8'5m)

BEDROOM ONE
4.57mm x 3.02mm (15'0m x 9'11m)

BEDROOM TWO
3.33mm x 3.18mm (10'11m x 10'05m)

BEDROOM THREE
3.33mm x 1.65mm (10'11m x 5'5m)

SHOWER ROOM

BALCONY

GARDEN

GARAGE

TENURE

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

COUNCIL TAX

SCHOOL CATCHMENT
Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Ederm

* Subject to Availability *

ADDITIONAL INFORMATION

This property has a 50/50 share of the freehold therefor there is no service charge or ground rent.





WATERLOO ROAD

PENYLAN, CF23 9BU - £340,000

 3 Bedroom(s)  1 Bathroom(s)  899.00 sq ft

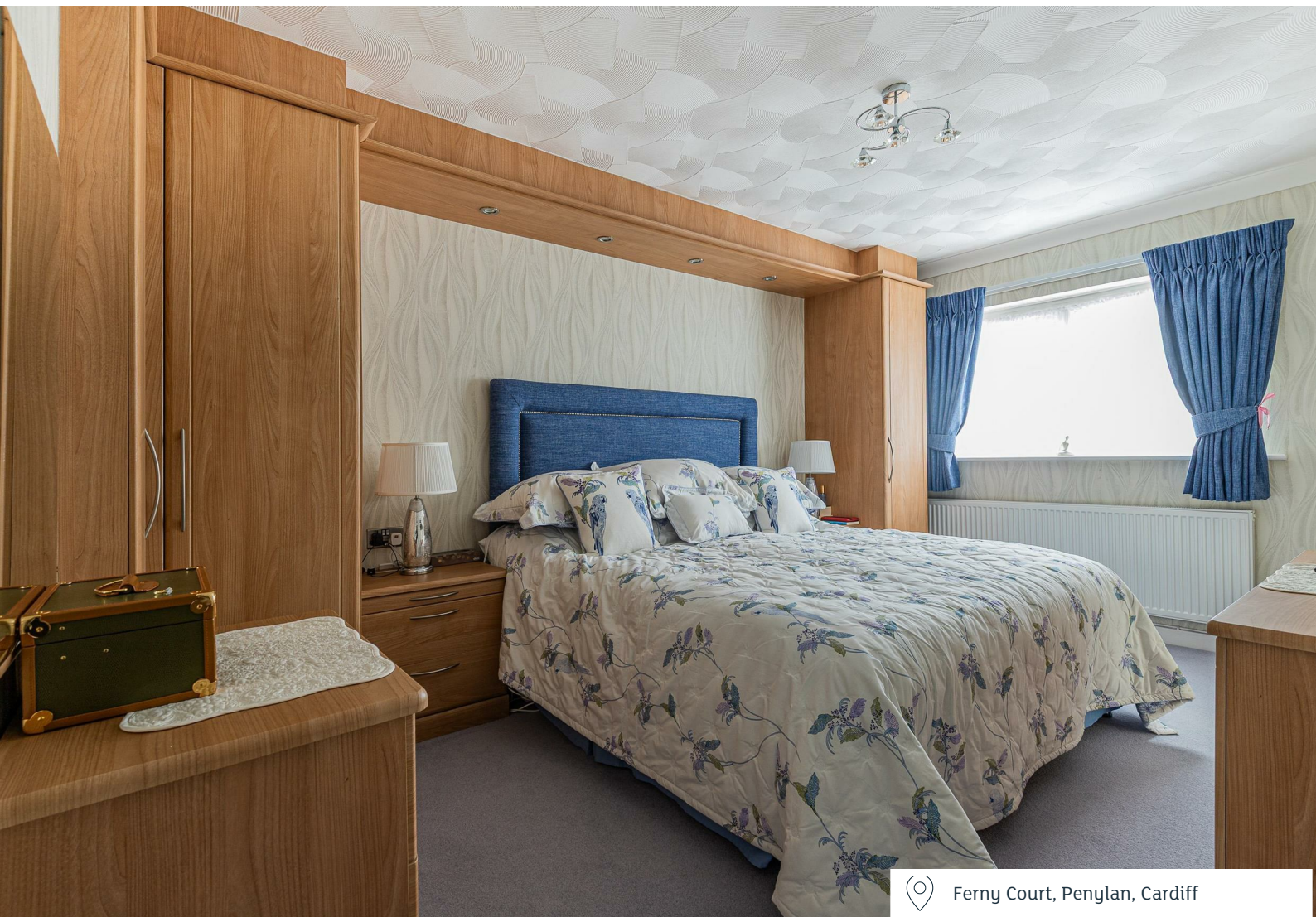
Jeffrey Ross are pleased to bring to the market this immaculate, modernised, three bedroom maisonette in a prime location. The property benefits from independent access with entrance hall, stairs leading to the first floor landing with access to the loft with pull down ladder, boarded and light, lounge / dining room, balcony with beautiful views, modern kitchen, three bedrooms, modern bathroom, garden and garage as well as off road parking. Situated in the heart of Penylan with a short walk to local shops, parks and amenities as well as Cardiff City Centre

**** This property is immaculately presented throughout and can be sold Chain Free ****



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

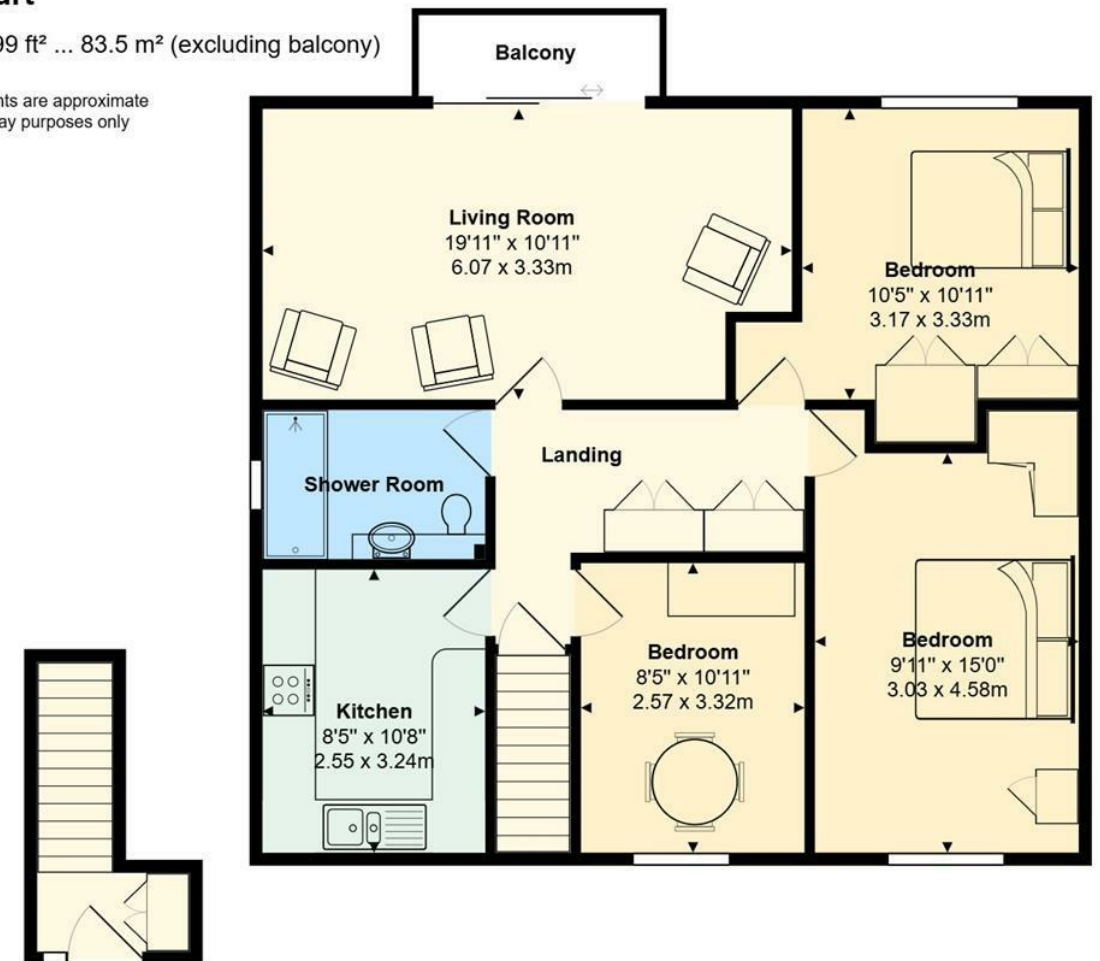




Ferny Court

Total Area: 899 ft² ... 83.5 m² (excluding balcony)

All measurements are approximate
and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 