

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WATERLOO GARDENS
PENYLAN



ENTRANCE HALL

BOOT ROOM

1.16m x 2.23m (3'9" x 7'3")

LOUNGE

3.92m x 5.24m (12'10" x 17'2")

SITTING ROOM

3.99m x 3.37m (13'1" x 11'0")

OPEN PLAN KITCHEN / DINING / SITTING ROOM

3.96m x 9.03m (12'11" x 29'7")

UTILITY ROOM

2.21m x 3.68m (7'3" x 12'0")

GROUND FLOOR SHOWER ROOM

0.72 x 2.35m (2'4" x 7'8")

PANTRY

1.15 x 2.17m (3'9" x 7'1")

LANDING

BEDROOM ONE

3.97 x 4.85m (13'0" x 15'10")

BEDROOM TWO

3.99m x 5.21m

BEDROOM THREE

3.91m x 3.38m (12'9" x 11'1")

EN-SUITE

0.79m x 2.19m (2'7" x 7'2")

BEDROOM FOUR

3.01m x 4.03m (9'10" x 13'2")

BEDROOM FIVE

2.42m x 2.45

2.42m x 2.45

BATHROOM

2.64m x 2.23 (8'7" x 7'3")

GARDEN

ADDITIONAL INFORMATION

The current owners have -
Replaced the roof approx. 17 years ago with two velux windows.
Re Plastered and Re wired in 2004
Added a Loft ladder and light.,
Replaced the boiler in 2022

TENURE

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

COUNCIL TAX

Band G

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 *





WATERLOO GARDENS

PENYLAN, CF23 5AA - £750,000



5 Bedroom(s)



3 Bathroom(s)



2012.00 sq ft

*** Park View *** Jeffrey Ross are delighted to bring to the market this beautifully presented end terrace, double fronted family home. The property briefly comprises of period entrance hall, lounge, sitting room with French doors leading to the rear garden, modern open plan kitchen / dining / day room, pantry, utility room, W.C and boot room to the ground floor. To the first floor there are five bedrooms, four of them double, one with modern En-suite shower room and one good size single bedroom currently used as a home office as well as modern family bathroom. Outside there is an enclosed rear garden with patio, deck, lawn and side access.

Ideally located on the sought after Waterloo rd overlooking Mill Gardens and within a short walk to local shops, parks, amenities as well as Wellfiled and Albany rd and Cardiff City Centre.



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer





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	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC