

# Waterloo Close

PENYLAN

*www.jeffreyross.co.uk*

CARDIFF VALE CAERPHILLY BRISTOL



*Two bedroom semi detached bungalow with beautiful views in prime location with two parking spaces.*

Comments by Mrs Amanda Trinder




**Property Specialist**

Mrs Amanda Trinder

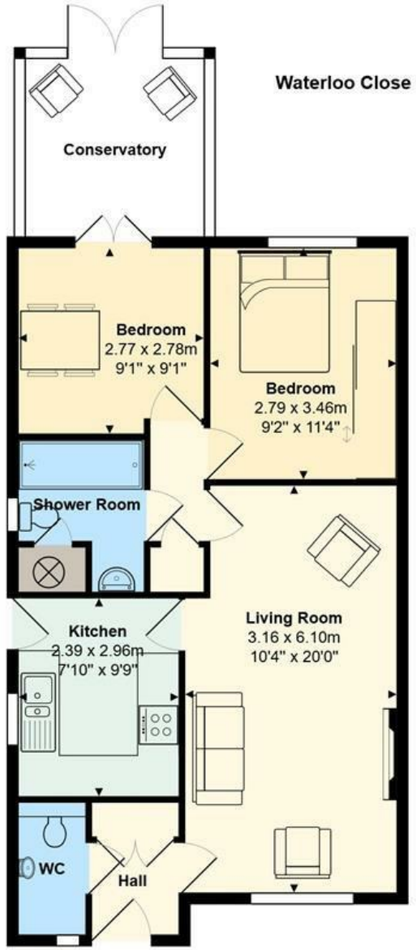
Senior valuer

amanda@jeffreyross.co.uk


*A well placed semi detached bungalow in a little beauty spot.*

Comments by the Homeowner






Total Area: 63.7 m² ... 685 ft²

All measurements are approximate and for display purposes only









# Waterloo Close

*Penylan, Cardiff, CF23 5ED*

## £280,000

2 Bedroom(s) | 1 Bathroom(s) | 658.00 sq ft



Contact our
*Penylan Branch*
02920 499680

OFFERS OVER £280,000
Nestled in the charming area of Waterloo Close, Penylan, Cardiff, this delightful semi-detached bungalow offers a blend of comfort and convenience. The property benefits from entrance hall with storage cupboard, lounge / dining room overlooking picturesque Roath Brook, kitchen, bathroom, two double bedrooms and lovely conservatory. Outside there is an enclosed rear garden with access to two parking spaces.

Situated in close proximity to local shops, schools, amenities as well as Cardiff City Centre.

** Chain Free **

** Freehold **





## Entrance Hall

## W.C

## Lounge / Dining Room 10'4 x 20' (3.15m x 6.10m)

## KItchen 7'10 x 9'9 (2.39m x 2.97m)

## Bedroom One 9'2 x 11'4 (2.79m x 3.45m)

## Bedroom Two 9'1 x 9'1 (2.77m x 2.77m)

## Bathroom

## Conservatory

## Garden

## Tenure

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

## 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)

## Parking

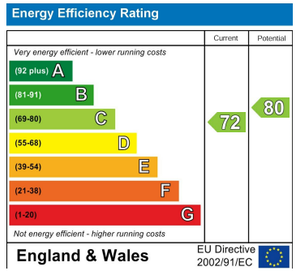
Space for two cars










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
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
80
England & Wales
EU Directive 2002/91/EC



