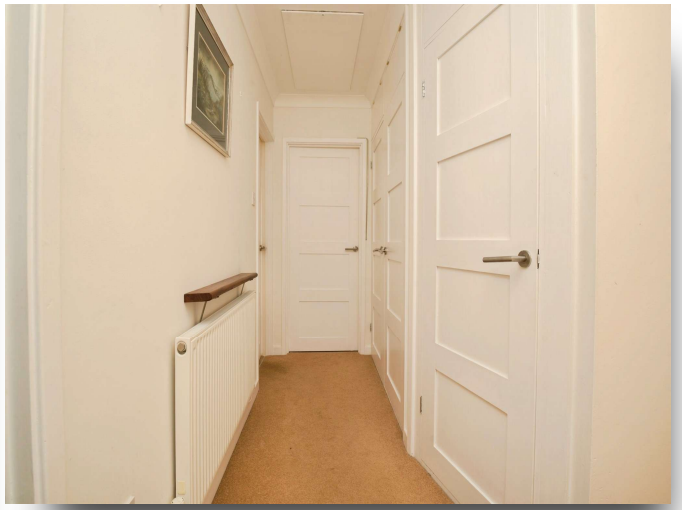






Fernycourt Waterloo Road,Penylan Cardiff CF23 9BU

allen & harris

welcome to

Fernycourt Waterloo Road, Penylan Cardiff

NO ONWARD CHAIN! A rare opportunity to acquire this spacious three-bedroom duplex apartment in the sought-after area of Penylan. Ideally located close to local amenities, schools, transport links and Waterloo Gardens, this unique home boasts a private balcony, rear garden, garage and driveway.

Ground Floor

Entrance
Via a double glazed front door into:

Hallway
Stairs rising to first floor and access to:

First Floor

Hall
Loft hatch, radiator, two storage cupboards and doors providing access to:

Lounge
19' 11" x 11' 1" (6.07m x 3.38m)
Double glazed sliding doors to rear aspect providing access to balcony, solid wooden flooring electric fire, powerpoint and radiator.

Kitchen
10' 10" x 8' 6" (3.30m x 2.59m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven with cooker hood, integrated dishwasher and fridge/freezer, space for washing machine, cupboard housing boiler, spotlights, tiled flooring, radiator, powerpoint and double glazed window to front aspect.

Bedroom One
16' 8" x 8' 2" (5.08m x 2.49m)
Double glazed window to front aspect, radiator, powerpoint and fitted wardrobes.

Bedroom Two
10' 11" plus door recess x 10' 5" (3.33m plus door recess x 3.17m)
Double glazed window to rear aspect, radiator, powerpoint and built in wardrobe.

Bedroom Three
10' 10" x 8' 7" (3.30m x 2.62m)
Double glazed window to front aspect, radiator and powerpoint.

Shower Room
Fitted with a three piece suite comprising walk in shower, WC, wash hand basin, heated towel rail, partially tiled walls, tiled flooring and double glazed window to side aspect.

Outside

Rear Garden
Paved and tiered garden to side and rear with private access from gate and garage.

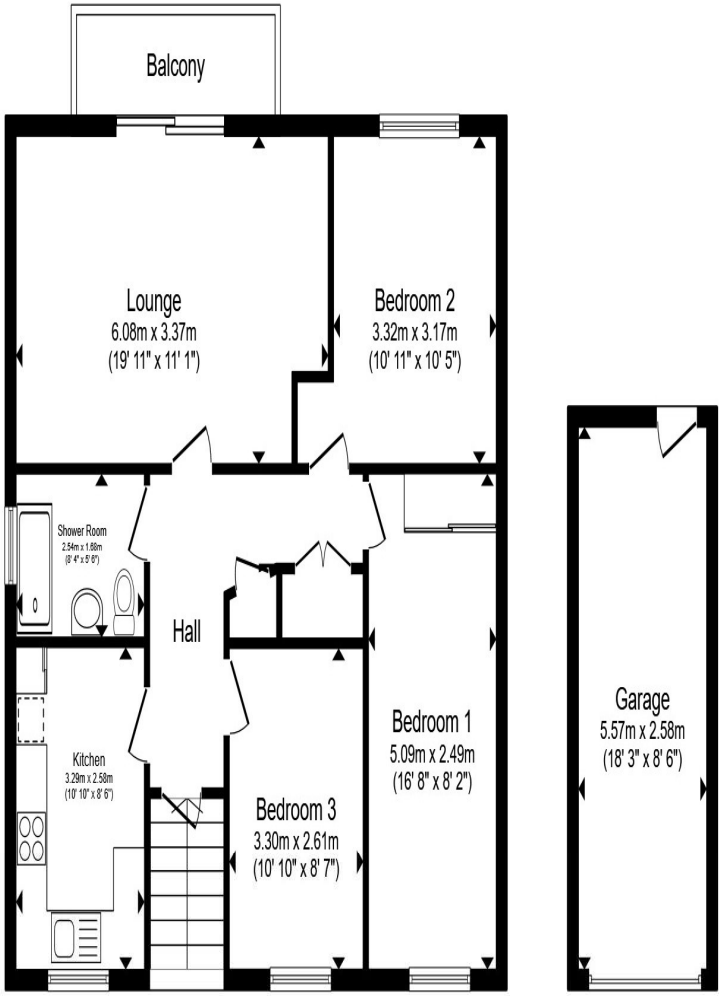
Garage
18' 3" x 8' 6" (5.56m x 2.59m)
With electric up and over door, electric supply and pedestrian door providing access to rear.

Parking
There is a driveway in front of garage.

Estate Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Leasehold Information
The vendor has advised of the below:

Length of Lease: Approx. 99 Years from 1977
Ground Rent: Approx. £ per annum
Service Charge: Approx. £ per annum



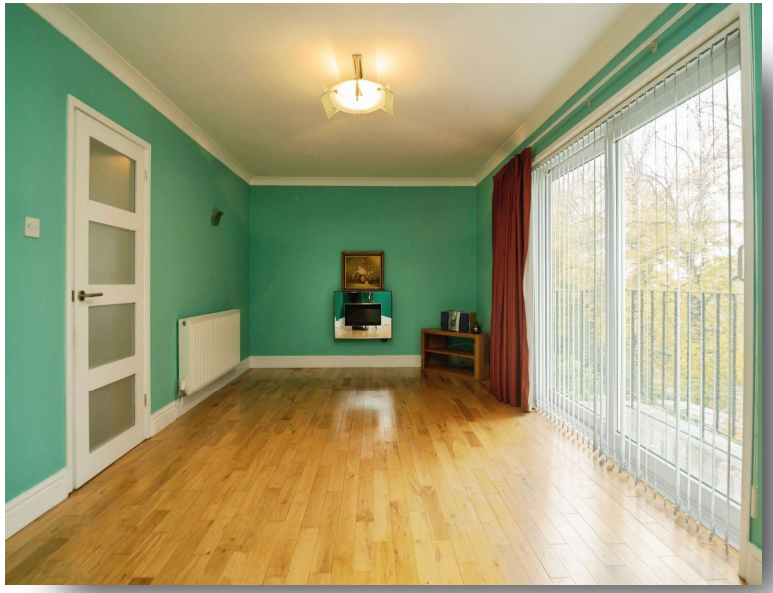
Floor Plan

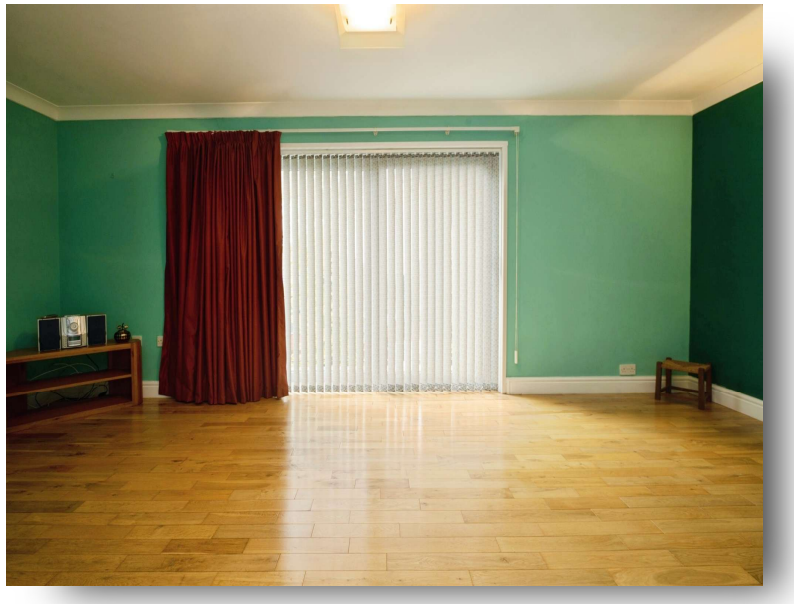
Garage

Total floor area 94.0 m² (1,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Fernycourt Waterloo Road, Penylan Cardiff

- Duplex Apartment
- Three Bedrooms
- Lounge with Balcony
- Fitted Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£275,000



view this property online allenandharris.co.uk/Property/ROA114222

The Property Ombudsman

Property Ref:
ROA114222 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.