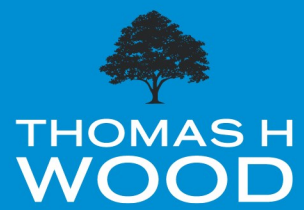




Waterloo Close,
Penylan, Cardiff,
CF23 5ED



Asking Price
£165,000

1 Bedrooms
Maisonette

An excellent opportunity to purchase this fully refurbished one-bedroom ground floor maisonette, ideally positioned within the sought-after area of Penylan.

Beautifully presented throughout and finished to a high standard, the property is offered for sale with no onward chain. Perfect for first-time buyers, downsizers, or investors alike, it offers bright and well-proportioned accommodation within walking distance of the delightful parade of shops at Waterloo Gardens and the open spaces of Roath Park.

The accommodation comprises entrance hallway, lounge, kitchen, double bedroom and bathroom.



ACCOMMODATION

LOUNGE

17'10" x 10'4"

Carpeted floor, painted walls, electric heater, under-stairs storage cupboard, and double glazed uPVC window to front.

KITCHEN

12'2" x 6'0"

Fitted with a modern range of base and wall units with work surfaces and tiled splashback. Built-in fridge freezer, electric hob with extractor over, electric oven, and space and plumbing for washing machine. One-and-a-half bowl composite sink with mixer tap. Spotlights. Double glazed uPVC windows to front and side.

BEDROOM

13'0" x 10'2"

Carpeted floor, painted walls, electric heater, and double glazed uPVC window overlooking the rear aspect of the property.



Features

- FULLY REFURBISHED GROUND FLOOR MAISONETTE
- ONE BEDROOM
- MODERN FITTED KITCHEN AND STYLISH BATHROOM
- CLOSE TO POPULAR WATERLOO GARDENS & ROATH PARK
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES
- SOLD WITH NO ONWARD CHAIN
- VIEWINGS HIGHLY RECOMMENDED

BATHROOM

6'0" x 4'3"

Modern three-piece suite comprising panelled bath with chrome mixer taps and electric shower over, pedestal wash basin, and low-level WC. Chrome towel rail, part-tiled walls, and double glazed uPVC window to side.



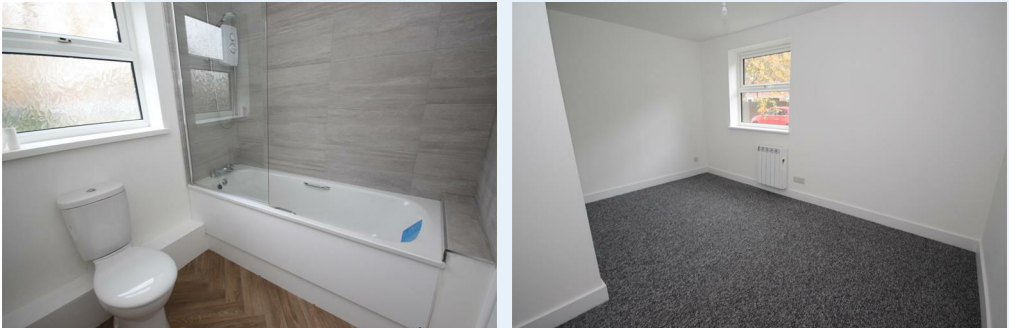
TENURE
LEASEHOLD

Lease Start Date 25 Jun 1987
Lease Term 125 years (86 years Remaining)
Ground Rent approx. £200 p.a.
No service charge

COUNCIL TAX
Band C

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 395.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



1 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D



Floor plan of the property showing the following rooms and features:

- Bedroom:** Located at the top of the plan.
- Storage:** A small storage area located off the bedroom.
- Bathroom:** Located on the left side, containing a bathtub, toilet, and sink.
- Kitchen:** Located on the bottom left, containing a sink, stove, and refrigerator.
- Entrance Hall:** Located at the bottom of the plan.
- Lounge:** A large central area featuring a large tree graphic and the text "THOMAS H WOOD".

TOTAL FLOOR AREA: 36.7 sq.m. (395 sq.ft.) approx.

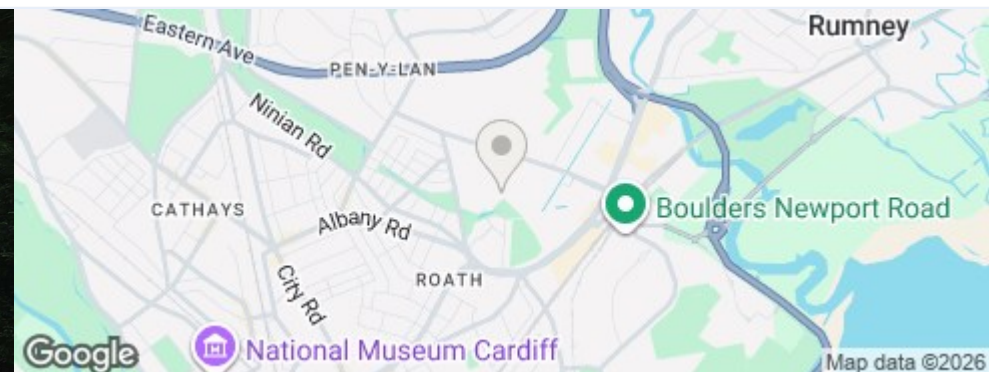


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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			
		55	75

EU Directive 2002/91/EC

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