

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

WATERLOO CLOSE

PENYLAN



# WATERLOO CLOSE

PENYLAN, CF23 5ED - £900 PCM

1 bedroom(s) 1 bathroom(s) 528.00 sq ft

Tucked away in a quiet corner of Roath/Penylan and within a short walk to the popular, Waterloo Gardens is this superb, first-floor apartment that is available unfurnished. Offering bags of space and from being very nicely-presented, the property would be a perfect option for a couple. The apartment is entered via private entrance on the ground-floor which leads to stairwell leading up the living space. The lounge is a large space and has space for sofa and dining and leads into the modern-fitted kitchen which offers great storage and worktop space and appliances. The bedroom is to the rear of the apartment and is a brilliant-sized double bedroom with additional storage cupboard. The property is completed by bathroom suite with bathtub and shower over and outside, external storage unit. A great addition to the local rental market!

OFF-ROAD PARKING. FLOORPLAN AVAILABLE. ELECTRIC HEATING

COUNCIL TAX BAND of C  
EPC RATING of C

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for occupancy or failed to take reasonable steps to enter into the Occupation Contract.



Waterloo Close, Penylan



Total Area: 49.1 m<sup>2</sup> ... 528 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PROPERTY SPECIALIST  
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Lettings Negotiator