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*Waterloo Gardens*

PENYLAN



*A stunning and spacious DUPLEX flat in the heart of Penylan. Very stylish both inside and out, and would make a great home in a beautiful location*

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

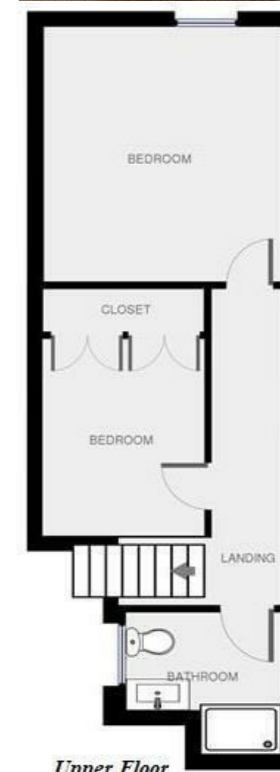
Ramzy@jeffreycross.co.uk



Comments by the Homeowner



*Entrance Floor*



*Upper Floor*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Waterloo Gardens

Penylan, Cardiff, CF23 5AA

Asking Price

£299,950



2 Bedroom(s)



1 Bathroom(s)



914.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

A chic two bedroom duplex apartment situated in the heart of Waterloo Gardens. The accommodation has been comprehensively refurbished and comprises open plan lounge/diner with feature central island and bay window. The kitchen is fully equipped to include dishwasher, oven and hob, fridge freezer and washing machine. The property further benefits two good size bedrooms and modern bathroom with shower. Previously rented with £1300 per month achieved, making it a good investment or lovely home in a stunning location.

EPC Rating: D

Council Tax Band: D



Entrance hall

Cardiff High School (year 2026)  
Mg Welsh Primary Catchment Area is  
Ysgol Y Berllan Deg (year 2026)  
Ysgol Gyfun Gymraeg Bro Edern (year 2026)

Open plan living space

\* this is subject to change & availability

Kitchen area

**Council tax**

2nd floor landing

Band - D

Bedroom 1

Bathroom

Bedroom 2

**Service charge & ground rent**

We have been informed each flat owner pays £50 per month which covers maintenance, building insurance. This is to be confirmed by a buyers solicitor

**Tenure**

Leasehold, with approx. 991 years remaining, plus a share of the freehold, but this is to be confirmed by your solicitor

**School catchment**

Marlborough Primary School (year 2026)

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