

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WATERLOO ROAD  
PENYLAN









## WATERLOO ROAD

PENYLAN, CF23 9BU - £1,100 PCM



2 Bedroom(s)



1 Bathroom(s)



932.00 sq ft

On offer for rent here is a superbly appointed and very well-proportioned 2 bedroom apartment on Waterloo Road, Penylan – with stunning BALCONY views over Cardiff Bay as far as Flat Holm and Steep Holm Island. This first-floor accommodation is entered via a ground-floor porch way with small storage cupboard and stairwell leading up to the apartment. Once inside, the apartment boasts a beautiful lounge with patio doors leading onto the balcony. Two double bedrooms are provided and a further, third room which could be used as a study or dining room. Modern-fitted kitchen with excellent storage, electric hob and fitted appliances. Internally the apartment is completed by a modern shower room. The apartment is available UNFURNISHED but offers good storage options in the form of built-in wardrobes and storage units.

The apartment is completed by a private GARAGE, DRIVEWAY and small rear GARDEN. An exceptional property, one not to be missed.

EPC RATING of C.  
COUNCIL TAX BAND of E.

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

### PROPERTY SPECIALIST

Mr Ryan Evans  
ryan@jeffreycross.co.uk  
Administrator

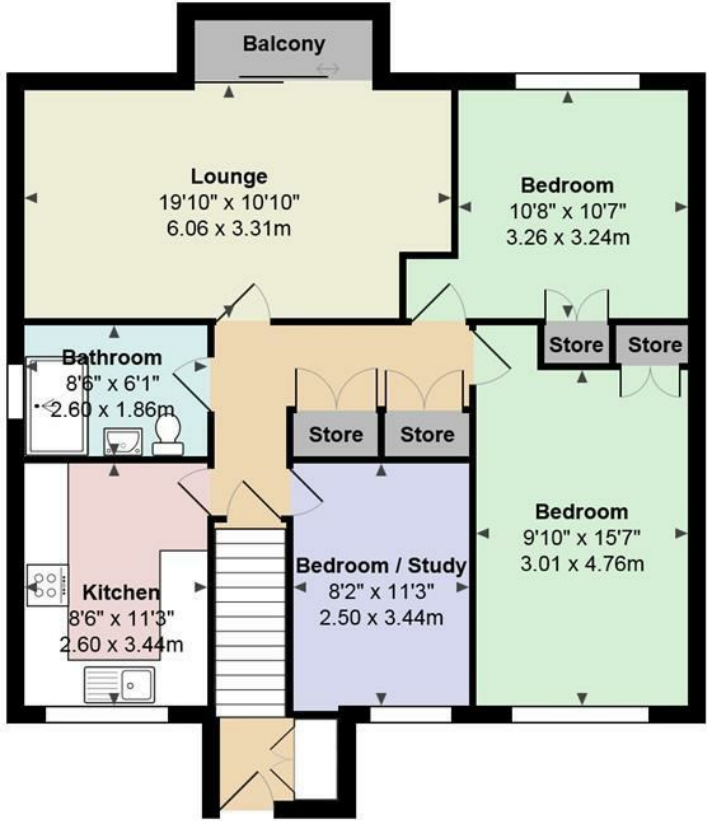






Waterloo Road, Penylan

Ferny Court, Penylan.



Total Area: 932 ft² ... 86.6 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	