



JeffreyRoss

Waterloo Gardens, Penylan, Cardiff, CF23 5AB

Asking Price £355,000 Freehold

In Brief

A well presented and charming three bedroom period house, located in the popular Penylan area of Cardiff. Positioned on WATERLOO GARDENS, these homes are rarely available. Internally you have an entrance hall, lounge, open plan dining kitchen area, sliding patio doors to garden, three bedrooms, family bathroom and loft room. You also have an enclosed rear garden with lane access. Ideal size and location for families or first time buyers looking to put their own stamp on something. The property is bright and full of potential for further extending. There is no onward chain with this property.



Front

Front forecourt, path leading to storm porch, enter via wood panel door

Hall

Fitted carpet, stairs to first floor, radiator

Lounge 14'8" x 13'1" (4.48m x 4.00m)

Upvc double glazed bay window to front, fitted carpet, feature working fireplace, picture rail,

open plan kitchen dining 16'2" x 19'6" (4.93m x 5.96m)

Dining area with fitted carpet, uPVC double glazed patio doors to garden, feature fireplace, slate hearth, open plan into kitchen, matching wall and base units, space for range cooker, stainless steel splash back, inset stainless steel sink and drainer, integrated fridge and freezer, space for washing machine, space for slim dishwasher, uPVC double glazed windows to rear, uPVC double glazed door to garden, vinyl flooring

Landing

Fitted carpet, stairs to second floor

Bedroom one 14'9" x 12'2" (4.51m x 3.73m)

Fitted carpet, fitted wardrobes in the alcoves, uPVC double glazed bay window, radiator

Bedroom Two 13'3" x 11'9" (4.06m x 3.60m)

Fitted carpet, picture rail, uPVC double glazed window to rear, radiator

Bedroom Three 8'8" x 7'3" (2.65m x 2.21m)

Fitted carpet, picture rail, uPVC double glazed window

Bathroom 7'4" x 6'4" (2.26m x 1.95m)

Modern fitted bathroom with three piece suit comprising panelled bath, fitted shower over, wash hand basin vanity unit, low level WC, heated towel rail, original cupboard housing boiler, uPVC double glazed window to rear



Loft Room 18'4" x 20'9" (5.61m x 6.35m)
Carpeted floor, built in storage in eaves, uPVC double glazed window to rear.
NOTE- Loft room not to building Regulation for a bedroom

Garden

Fully enclosed garden, paved pathway leading to rear gate giving access to rear lane. Storage shed, mature plants and flowers

Tenure

Freehold, but this is to be confirmed by your solicitor

School Catchment

Marlborough Primary School (year 2018-19)
Cardiff High School (year 2018-19)
Ysgol Y Berllan Deg (year 2018-19)
Ysgol Gyfun Gymraeg Bro Edern (year 2018-19)

Subject to change and availability



 3 Bedrooms  1 Bathrooms  1 Receptions

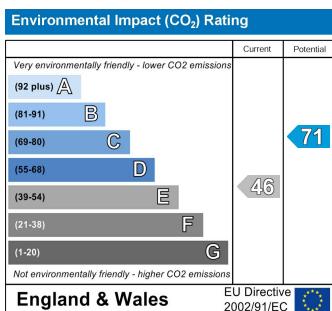
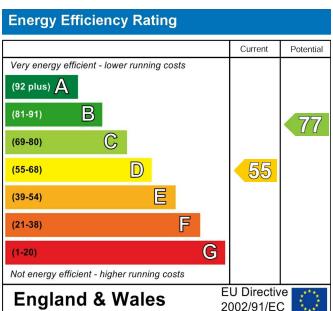
What we say?...

A charming family home located in a perfect location



Key Features

- 3 x Beds
- Open plan kitchen
- Loft Room
- Great location



T: 029 2049 9680
info@jeffreyross.co.uk
www.jeffreyross.co.uk



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP
T: 02920 499680 (Option 1)

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB
T: 02920 499680 (Option 2)

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU
T: 02920 499680 (Option 3)

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX
T: 02920 499680 (Option 4)

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