



# Waterloo Gardens

3 Bedrooms - Cardiff - CF23 5AA - £1,500 Per Calendar Month



Total Area: 1499 ft<sup>2</sup> ... 139.3 m<sup>2</sup>  
All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
- Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

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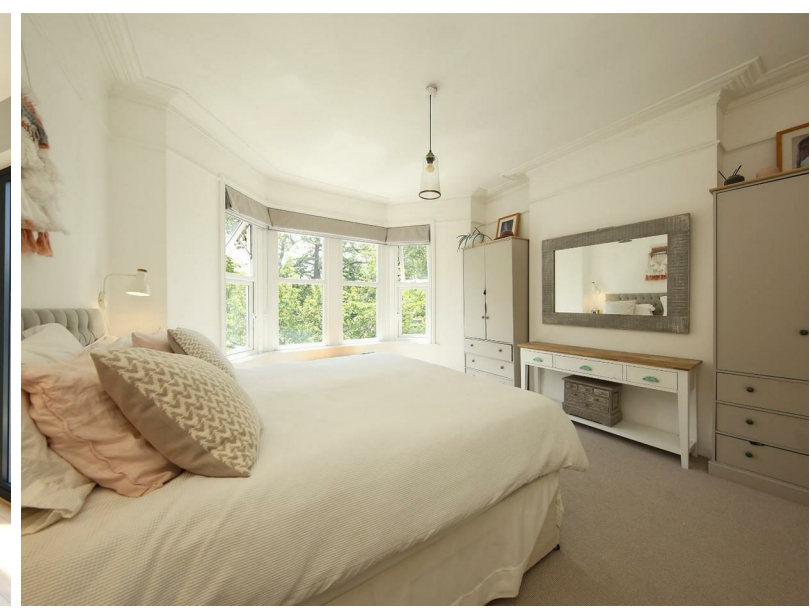
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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**Hall**

*Carpeted floor, original stain glass sash window to front, dado rail, picture rail, stairs to first floor, original ceiling coving, radiator, built in storage.*

**Lounge**

*4.05m x 4.54m (13'3" x 14'10")*

*Original wood floorboards, uPVC double glazed bay window to front, radiator, built in storage in alcoves, wood burning stove with slate hearth, picture rail, dado rail, original ceiling coving.*

**Dining Room**

*3.70m x 3.34m (12'1" x 10'11")*

*Original wood floorboards, radiator, picture rail, opening to kitchen diner.*

**Sitting Room**

*2.86m x 4.27m (9'4" x 14'0")*

*Original wood floorboards, wood burning stove, picture rail, original ceiling coving, radiator, double glass panel doors to;*

**Kitchen Diner**

*6.31m x 4.39m (20'8" x 14'4")*

*Fantastic open plan space with matching wall and base shaker style units, white stone worktop, inset stainless steel sink, mixer tap, integral dishwasher, integral full height fridge & freezer, cupboards for washing machine and tumble dryer, fitted oven, central island with breakfast bar, inset induction hob, radiator, laminate wood effect floor, double glazed aluminium bi fold doors to garden, four roof light windows.*

**WC**

*Low level WC, wash hand basin, radiator, uPVC double glazed window to rear.*

**Landing**

*Carpeted la ding, loft access via drop down ladder, built in storage cupboard.*

**Bedroom One**

*4.16m x 4.23m (13'7" x 13'10")*

*Carpeted floor, uPVC double bay window to front offering views over Waterloo gardens, picture rail, original ceiling coving, radiator.*

**Bedroom Two**

*3.96m x 4.35m (12'11" x 14'3")*

*Carpeted floor, uPVC double glazed window to rear, original period fireplace, cupboard housing boiler.*

**Bedroom Three**

*2.55m x 2.62m (8'4" x 8'7")*

*Carpeted floor, uPVC double glazed window to front, radiator.*

**Bathroom**

*2.58m x 2.32m (8'5" x 7'7")*

*Modern fitted bathroom comprising panel "P" shaped bath, fitted shower over and glass shower screen, wash hand basin vanity unit, low level WC, two uPVC double glazed windows to rear, heated towel rail, part tiled walls, picture rail, coved ceiling, loft access.*

**Garden**

*Fully landscaped contemporary garden, fully enclosed by timber fencing, rear gate to lane, natural stone slabs, patio area, artificial turf, plant and flower beds, timber built storage, outside lighting and power, outside tap.*

**Tenure**

*Freehold, but this is to be confirmed by your solicitor.*

**Council Tax**

*Band F*

**School Catchment**

*Marlborough Primary School (year 2019-20)  
Note Howardian Primary catchment area yet to be established Applications are welcomed  
Cardiff High School (year 2019-20)  
Ysgol Y Berllan Deg (year 2019-20)  
Note Ysgol Hamadryad catchment area yet to be established Applications are welcomed  
Ysgol Gyfun Gymraeg Bro Edern (year 2019-20)*





A simply Stunning house located in one of the most sort after locations in Cardiff. Positioned on WATERLOO GARDENS in Penylan, this property is in an idyllic setting. Completely refurbished and very much loved by the current owners, this would make the perfect modern family home. Internally you have a selection of original features, blended with fantastic modern touches such as Bi-folding doors & 2 wood burning stoves. The accommodation comprises period entrance hall, cosy lounge, sitting room, dining room and fabulous kitchen diner, complete with island, fitted appliances, separate WC, and doors leading straight to the garden. Upstairs there are 3 good size bedrooms, and stylish bathroom. Outside there is a fully landscaped garden, ideal for entertaining. Please contact Jeffrey Ross for any enquiries.

Available 31/03/2021

EPC RATING of E  
COUNCIL TAX BAND of G

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 the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

- Extended
- WC
- Stunning Garden
- Beautifully Presented
- 3 Reception Rooms
- Freehold

**1499.00 sq ft**

