

51 Waterloo Gardens,

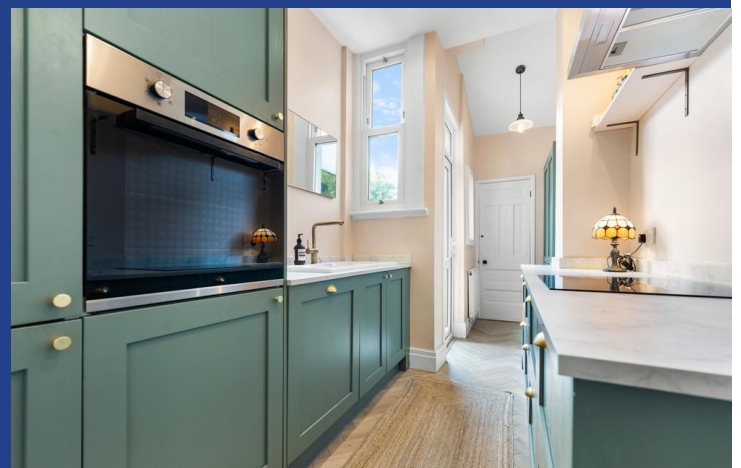
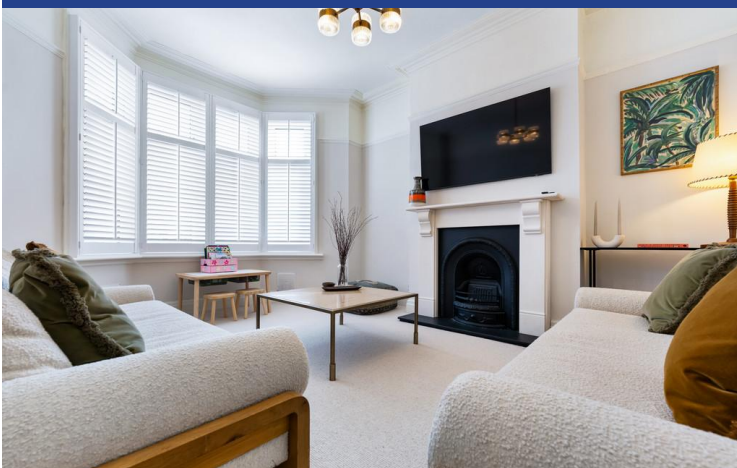
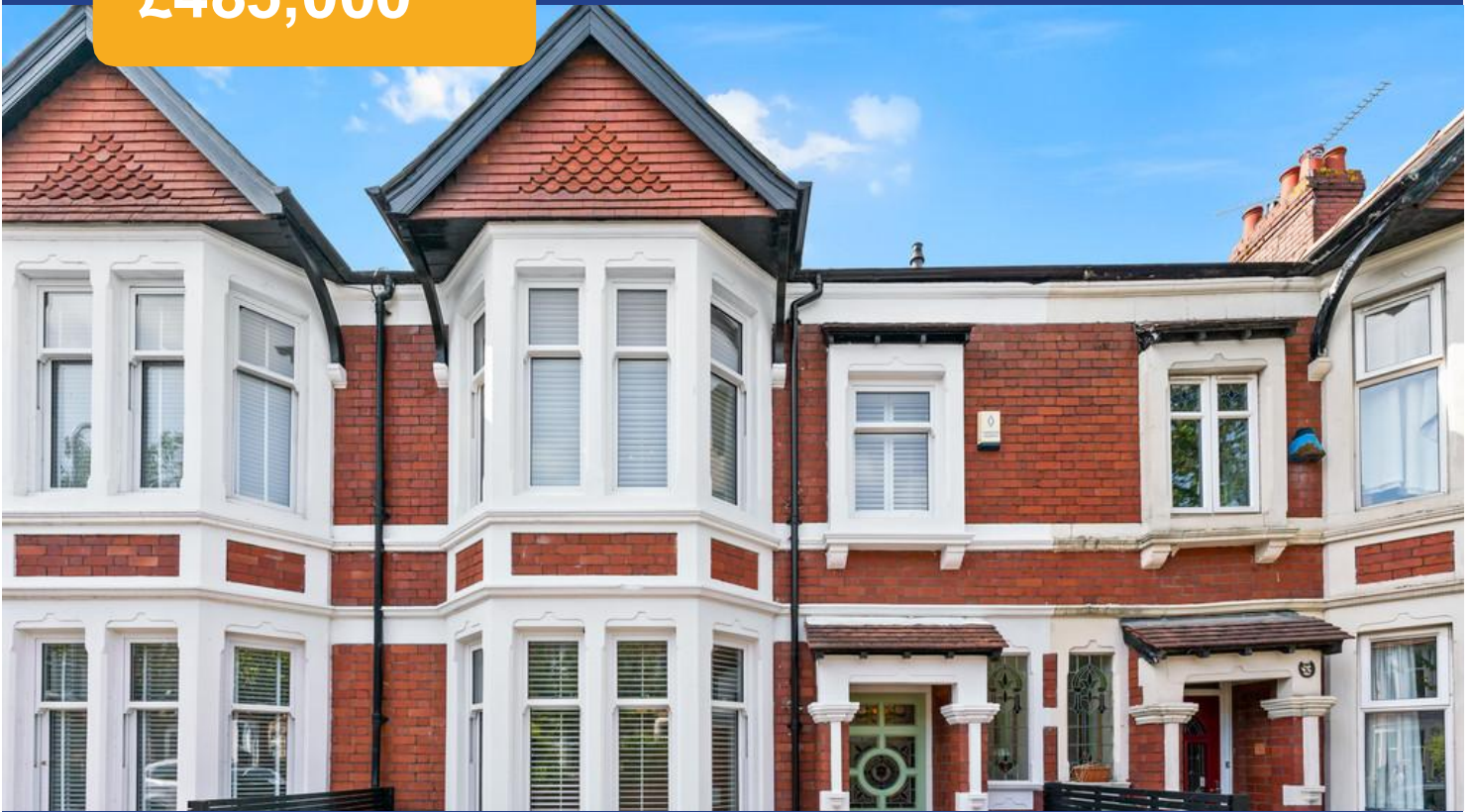
Cardiff, CF23 5AB



Estate Agents and
Chartered Surveyors

Asking Price Of

£485,000



Mid Terraced House

3

1

2

2

Property Description

A beautifully presented three-bedroom traditional terrace home in the heart of Penylan offering high quality fixture and fittings, a stunning kitchen and bathroom and very spacious throughout. Internally the property accommodation briefly comprises; entrance hallway with new block wood timber flooring, lounge, dining room, kitchen, and utility room/WC. To the first floor you will find three spacious bedrooms and a family bathroom complete with four-piece bathroom suite.

Outside the property offers a courtyard front garden with a dwarf wall complete with paving and stone chippings. The rear garden is enclosed and comprises of paving with the remainder laid to lawn. Gate to the rear of the garden offers access to the rear lane.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,033 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Penylan is a very highly regarded location and is a well sought after place to live. The location offers a number of café, restaurants and some beautiful walks around Penylan Gardens along Roath brook and is only a short walk to Roath Park and Rec. With all you need within walking distance yet still offering great road links for commuters and regular public transport links.

ENTRANCE HALL

Enter via original stained glass front door into hallway. Feature original stained glass window to front. Smooth walls and ceiling with original picture rail, cornice and coving, central light pendant and parquet block wood flooring. Staircase leading to first floor. Doors leading to lounge, dining room and kitchen.

LOUNGE

14' 8" x 11' 11" (4.48 into bay m x 3.65m)
Smooth walls and ceiling with original picture rails, cornice and coving, central light pendant and wool carpets to finish. Feature slate fireplace and surround. Upvc double glazed sash bay window to front with fitted white shutters to remain.

DINING ROOM

13' 5" x 10' 10" (4.10m x 3.31 into alcove m)
Smooth walls and ceiling with original picture rail, cornice and coving. Central light pendant and wooden parquet flooring to finish. Upvc double glazed sliding patio doors leading to rear garden.

KITCHEN

14' 8" x 6' 9" (4.49 maxm x 2.07 max m)
Fitted with a traditional range of shaker base and eye level units with worktops over. Built in oven, electric hob and cooker hood. Inset one and a half ceramic sink unit plus drainer. Integral fridge/freezer and dishwasher. Smooth walls and ceiling with spot lighting and wooden parquet flooring to finish. Upvc double glazed door leading to rear garden. Upvc double glazed window to side. Door leading into utility room/wc.

UTILITY ROOM/ WC

Smooth walls and ceiling with a central light pendant and tiled flooring to finish. Two upvc double glazed obscure window to side. Fitted with a traditional two piece suite comprising WC and wash hand basin. Space for washing machine and tumble dryer.

51 Waterloo Gardens, Cardiff, CF23 5AB

LANDING

Smooth walls and ceiling with wool carpet to finish. Doors leading to all first floor rooms. Built in storage cupboard housing combi boiler. Loft hatch provide access to loft with pull down ladder.

BEDROOM ONE

13' 5" x 10' 6" (4.09 into bay m x 3.22 into alcove m)

Smooth walls and ceiling with original cornice and coving with a central light pendant and wool carpets to finish. Upvc double glazed sash window to front with fitted shutters to remain.

BEDROOM TWO

13' 5" x 10' 6" (4.09m x 3.22 into alcove m)

Smooth walls and ceiling with a central light pendant and wool carpets to finish. Upvc double glazed window to rear with fitted shutters to remain.

BEDROOM THREE

8' 5" x 6' 9" (2.58m x 2.07m)

Smooth walls and ceiling with a central light pendant and wool carpets to finish. Upvc double glazed sash window to front with fitted shutters to remain.

BATHROOM

Fitted with a traditional four piece bathroom suite comprising of walk in shower enclosure, separate bath, WC and wash hand basin. Tiled floors with partly tiled walls and smooth ceiling with spot lighting to finish. Upvc double glazed obscure window to rear.

OUTSIDE

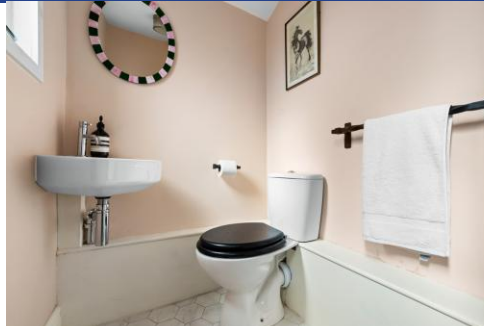
Front - A paved courtyard front garden can be found to the front with a dwarf wall finished with white stone chippings and side fence panels.

Rear - An enclosed split level garden can be found to the rear comprising of a paved area ideal for outside dining with the remainder laid to lawn. Plants and shrubs line the boarder of the garden with a rear gate providing access to rear lane.

51 Waterloo Gardens,
Cardiff, CF23 5AB



51 Waterloo Gardens,
Cardiff, CF23 5AB



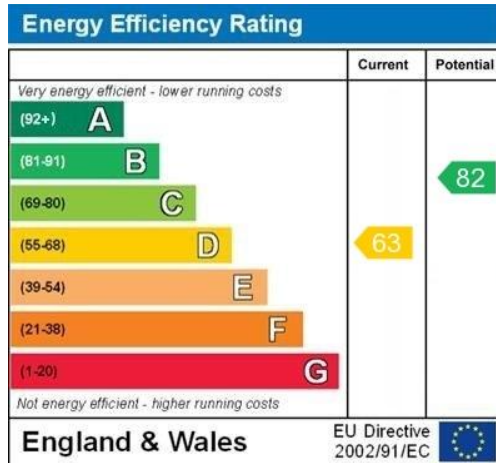
51 Waterloo Gardens, Cardiff, CF23 5AB

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metron 12023



Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.