



Edwards & Co
property sales & lettings

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Waterloo Road Hill
Penylan
Cardiff
CF23

Guide price £265,000



- Superb 2 double bedroom apartment
- Large open-plan lounge and dining area
- Stylish and recently fitted kitchen
- 2 excellent size double bedrooms
- Fabulous shower room/wc
- Recently renovated throughout
- Parking space + garage to rear
- Ideally located close to all local amenities
- Lengthy lease available upon completion if required
- VIEWING'S AVAILABLE - CALL TODAY



Ref: PRA53589

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERS IN EXCESS OF £250,000 WITH CURRENT LEASE - A beautifully presented and very spacious 2 double bedroom apartment in Penylan Edwards and Co are delighted to offer for sale this fabulous first floor property in this highly desirable location. VIEWING'S AVAILABLE IMMEDIATELY



Front Garden

Deep lawn area and paved pathway leading to entrance door way and hallway leading to first floor accommodation.



Entrance Hallway

Upvc entrance door, carpeted floor and stairs to first floor, post boxes, brightly decorated, ceiling light.



Hallway

Brightly decorated and inviting entrance hallway, modern decor, wood flooring, spotlights, radiator, storage cupboard, doors to bedrooms, shower room an lounge/dining room.



Lounge/Dining Room

A fabulously-proportioned and open plan lounge with dining area. Bright modern decor, wood flooring, large upvc window overlooking front garden, radiator, ceiling lights, gas fire, door to kitchen.



Kitchen

A super stylish and very spacious modern kitchen with an extensive range of floor and wall units, square edge work tops, electric hob, plumbed for washing machine, integrated fridge freezer, sink with mixer tap and uPVC window overlooking the rear aspect. Part tiled and part painted walls, tiled floor, 2 ceiling lights.



Bedroom 1

Spacious double bedroom, carpeted floor, brightly decorated, wardrobes, radiator, uPVC window overlooking rear aspect.



Bedroom 2

Another excellent size double bedroom. Brightly decorated, carpeted floor, wardrobe, ceiling light, radiator uPVC window.



Shower Room/Wc

A beautifully presented and maintained shower room with a white 'regency-style' 4 piece suite comprising of close coupled w/c, bidet, pedestal wash hand basin and shower cubicle with mixer shower. Part tiled and part painted walls, spotlights, retro radiator with heated towel rail.



Rear

Block paved area leading to resident garages.



Garage

In block to rear of property.

Lease / Charges

Full details to be verified shortly by the vendor. We are informed that there are currently 56 years remaining on the current lease. The vendor is prepared to extend the lease by a further 99 years upon completion.

Agents Opinion

This truly is an absolutely beautifully presented and very spacious 2 double bed apartment in an amazing location. Close to Roath Park Recreation ground and Albany Road shopping centre, this really is a must see property.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:73



Tenure

We are informed that the tenure is Leasehold

Council Tax

Band E

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C	73	75	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.