

REDUCED | Guide Price £550,000 | Waterloo Road, Penylan, Cardiff, South Glamorgan CF23 5AE

ATTRACTIVE RED-BRICK PERIOD END-TERRACE DWELLING OCCUPYING A PROMINENT CORNER SPOT OVERLOOKING THE LOCAL PARK.



CHAMBERS

EST. 1992



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## Description

Chambers Estate Agents are delighted to bring to the market this period end-terrace dwelling occupying a prominent corner location on Waterloo Road, Penylan.

Known as the 'Corner House' this attractive bay-fronted end-terrace dwelling briefly comprises entrance porch, entrance hall, living room, sitting room, dining area, fitted kitchen, utility room, rear foyer, three bedrooms, en-suite shower room to the master bedroom and a family bathroom. The property further benefits from gas central heating a low maintenance enclosed rear garden. There are a host of original features to include doors, fireplaces and coving to name but a few, which add to this property's charm.

Overlooking the beautiful Waterloo Gardens & Roath Mill Gardens, this striking corner property is located in the heart of much sought after Penylan and is within walking distance of trendy Wellfield Road, which is home to bars, restaurants and a range of independent and corporate businesses. Roath Park Lake and Rec are just a short walk from the property and the local schools at all grades are held in high regard.

Offered to the market with no chain and vacant possession.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: F. Approximately £2478.00 per annum.

Land Transaction Tax: £21,750.00 (based on the asking price).

Square Footage: 1511.00 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Marlborough Primary School. English medium secondary catchment area: Cardiff High School (year 2023-24 Cardiff High School). Welsh medium primary catchment area: Ysgol Y Berllan Deg. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Bro Edern.



GROSS INTERNAL AREA  
TOTAL: 1,511 sq ft  
GROUND FLOOR: 806 sq ft, FIRST FLOOR: 705 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.