

Waterloo Court, Waterloo Gardens
Cardiff

£310,000



Stunning Duplex Penthouse Apartment Overlooking Waterloo Gardens

Enjoying an enviable position overlooking the picturesque Waterloo Gardens, this beautifully presented duplex apartment forms part of an exclusive development of just three homes in the very heart of Penylan, one of Cardiff's most sought-after and characterful suburbs.

Extending to approximately 950 sq ft, the apartment offers a wonderful sense of space and natural light throughout. Arranged over two floors, the thoughtfully designed accommodation provides all the benefits of apartment living whilst enjoying the feel and proportions of a traditional home.

A welcoming entrance hall leads to an impressive open-plan living, dining and kitchen area where large windows perfectly frame the leafy park views beyond. Flooded with natural light, this is a superb space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances, while this floor also benefits from a generous double bedroom, currently used as a comfy snug, and a stylish family bathroom.

The upper floor offers two further double bedrooms, including a superb principal suite with en-suite shower room, creating flexible accommodation for professionals, downsizers, families or those working from home.

Further benefits include a Share of the Freehold, a long lease, low monthly outgoings and no onward chain.

Few Cardiff locations offer such an appealing lifestyle as Penylan. With Waterloo Gardens quite literally on your doorstep, residents can enjoy beautiful green open spaces, whilst the independent cafés, restaurants and boutique shops of Wellfield Road are just a short stroll away. Roath Park, excellent schools, Cardiff city centre and excellent transport links are all within easy reach.

Combining generous accommodation, beautiful park views and an exceptional location, this is a rare opportunity to acquire a truly special home in one of Cardiff's finest residential settings.



Enjoying stunning views across the picturesque Waterloo Gardens, this beautifully presented duplex apartment forms part of an exclusive development of just three homes in the heart of Penylan, one of Cardiff's most desirable residential locations. Offering approximately 950 sq ft of bright and spacious accommodation, the property is arranged over two floors, creating a wonderful sense of space more akin to a house than a traditional apartment. The impressive open-plan living, dining and kitchen area is flooded with natural light and enjoys delightful park views, while three generous bedrooms, two contemporary bathrooms, Share of Freehold ownership, low monthly outgoings and no onward chain further enhance its appeal. Just a short stroll from the independent cafés, restaurants and shops of Wellfield Road, with Roath Park and Cardiff city centre also within easy reach, this is a rare opportunity to enjoy stylish, low-maintenance living

Council Tax Band: E

Property Type: Flat

Bedrooms: 3

Bathrooms: 2

Receptions: 1

- Duplex Penthouse Apartment
- Three Bedrooms
- Open Plan Living
- Two Bathrooms
- Share of Freehold
- Most Sought After Location
- Close to Many Local Amenities
- Steps Away from Waterloo Mill Park
- Easy Access to City Centre





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