

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Burford Gardens,  
Cardiff Bay,  
Cardiff CF11 0AP

Guide Price £320,000 to £330,000  
Freehold

# Burford Gardens

## Cardiff Bay, Cardiff, CF11 0AP

### Overview

- NO CHAIN!!!
- 3 STOREY TOWN HOUSE
- OPEN-PLAN LIVING
- CLOAKROOM/W.C
- MASTER BEDROOM with EN-SUITE
- SPACIOUS LOUNGE to 1st FLOOR
- 2x ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- PRIVATE DEVELOPMENT
- FREEHOLD



### NO CHAIN!!!

THREE STOREY MODERN TOWNHOUSE  
PRIVATE DEVELOPMENT IN CARDIFF  
BAY - OPEN-PLAN LIVING - 3x  
BATHROOMS - 2x ALLOCATED  
PARKING SPACES – FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 3-Bedroom Town House arranged over 3 Floors, comprising in brief; Entrance Hall, Cloakroom/Downstairs W.c, Open-Plan Kitchen & Living Area, Staircase to the 1st Floor Landing, Lounge/2nd Reception Room, Master Bedroom with En-Suite, Staircase to the 2nd Floor Landing, Bedrooms 2, 3 & a Family Bathroom Suite. Attractive Front Garden, Enclosed Rear Garden with a Lockable Gate to the 2x Allocated Parking Spaces. uPVC Double Glazing Windows & Gas Central Heating.

EPC Rating = C.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...





## GROUND FLOOR

Entrance Hallway - 4' 10" x 4' 9" (1.47m x 1.45m)

Cloakroom/ W.c - 4' 9" x 4' 4" (1.45m x 1.32m)

Kitchen/Diner / Living Area - OPEN-PLAN - 26' 2" x 12' 5" (7.97m x 3.78m)

## FIRST FLOOR

1st Floor Landing

Lounge - 14' 0" x 12' 5" (4.26m x 3.78m)

Master Bedroom with Juliet Balcony - 13' 10" max x 9' 02" (4.22m x 2.79m)

En-Suite - 6' 8" max x 5' 8" max (2.03m x 1.73m)

## SECOND FLOOR

2nd Floor Landing

Bedroom 2 - 12' 6" x 10' 7" max (3.81m x 3.22m)

Bedroom 3 - 12' 05" x 8' 04" min (3.78m x 2.54m)

Family Bathroom - 9' 04" x 5' 07" (2.84m x 1.7m)

Enclosed Rear Garden - Lockable Gate to Allocated Parking Spaces

2x Allocated Parking Spaces

## About Alexandra Bay

Alexandra Bay is just South of Cardiff City Centre in the Celtic Gateway area and offers convenient access to major trunk roads around the capital, including the A232 and the A4055. It is approximately three miles from the city centre which is a focus for all major public transport. There is a choice of train stations in the area, the nearest, Cogan, just half a mile away; Cardiff Bay just over a mile and Cardiff Central is just under two miles away. The M4, linking Cardiff to the rest of South Wales, the West Country and London, is approximately an eight-mile drive from Alexandra Bay, with three junctions, 30, 32 and 33, taking you east and west. If travelling further afield, there are two international airports within very convenient reach. Cardiff International Airport is less than eight miles away, while Bristol International Airport, is a little further, at approximately 60 miles away...



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.

 <p><b>Floor 0</b></p>	 <p><b>Floor 1</b></p>	<p>Approximate total area<sup>(1)</sup></p> <p>1102.27 ft<sup>2</sup> 102.40 m<sup>2</sup></p> <p>Reduced headroom</p> <p>7.82 ft<sup>2</sup> 0.73 m<sup>2</sup></p>
 <p><b>Floor 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD