

02920 204555

253 Cowbridge Road West,
Cardiff, CF5 5TD
e: sales@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Burges Place
City Gardens Cardiff
CF11 8BH

Guide Price £190,000 to £199,950
Freehold

Burges Place City Gardens

Cardiff, CF11 8BH

Overview

- IMMACULATELY PRESENTED - NO CHAIN
- SEMI DETACHED
- TWO BEDROOMS
- uPVC DOUBLE GLAZING
- COMBI GAS CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- ENCLOSED REAR GARDEN
- FREEHOLD
- GREAT LOCATION



TWO BEDROOM SEMI DETACHED HOUSE - NO ONWARD CHAIN MR HOMES are Delighted to Offer FOR SALE this Immaculately Presented Two Bedroom Property Being Sold with No Onward Chain. This Property is Located on the Popular Development of City Gardens in Grangetown Which is Close to Cardiff City Centre, Cardiff Bay and has Excellent Transport Links Around Cardiff and Great Access to M4 & A48. The Property Briefly Comprises of: Hallway, Modern Kitchen, Open Plan Lounge, Two Bedrooms, Modern Bathroom and Fully Enclosed South West Facing Rear Garden, Two Allocated Parking Spaces and Side Access. EPC - Awaiting Assessment

Council Tax Band - D

To Arrange a Viewing Contact MR HOMES on 02920 204 555 or email sales@mr-homes.co.uk

Free Mortgage Advice Available on Request



Entrance Hallway

Enter via uPVC door Laminate flooring

Kitchen

8' 5" x 7' 11" (2.57m x 2.41m) max

Modern wall and base units stainless steel sink with mixer tap cooker hood space for cooker & fridge freezer tiled splashbacks vinyl flooring uPVC double glazed window to front

Lounge

15' 7" x 11' 10" (4.76m x 3.61m) max

Marble fireplace and matching hearth inset with electric flame fire which crackles like a real fire laminate flooring uPVC double glazed window to rear radiator stairs to first floor

Landing

Loft access

Bedroom 1

12' 1" x 11' 10" (3.68m x 3.61m) max

uPVC double glazed window to rear fitted carpet radiator

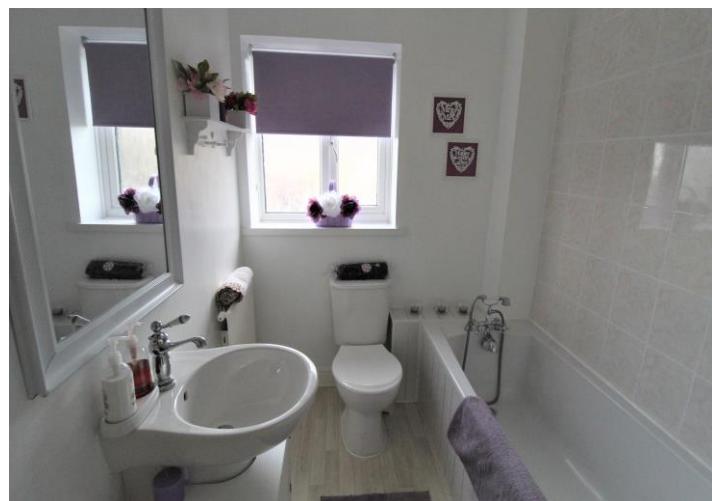
Bedroom 2

11' 3" x 5' 8" (3.44m x 1.72m) max

uPVC double glazed window to side radiator fitted carpet

Rear Garden

Enclosed rear garden with side access to the two allocated parking spaces through gate mainly laid to lawn with white chippings laid around edges patio area



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.

CARDIFF WEST

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

FAIRWATER

173 Pwllmelyn Road,
Fairwater,
Cardiff,
CF5 3QB

GRANGETOWN

233 Penarth Road,
Grangetown,
Cardiff,
CF11 6FS