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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Fonthill Place,  
City Gardens,  
Cardiff CF11 8HD

Guide Price £285,000 to £295,000  
Freehold

# Fonthill Place, City Gardens, Cardiff CF11 8HD.

- 3-BED IMMACULATE FAMILY HOME
- FULL HOUSE RENOVATION - MOVE STRAIGHT IN
- RE-FITTED KITCHEN/BREAKFAST ROOM
- INTEGRATED APPLIANCES
- CLOAKROOM/DOWNSTAIRS W.C
- MASTER BEDROOM with EN-SUITE
- SOUTH FACING PRIVATE, LANDSCAPED & ATTRACTIVE REAR GARDEN
- REAR GATE ACCESS TO ALLOCATED PARKING SPACES
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD.



MOVE STRAIGHT INTO THIS IMMACULATELY PRESENTED & FULLY RENOVATED 3-BEDROOM FAMILY HOME LOCATED IN THE POPULAR CITY GARDENS, AN IDEAL FAMILY HOME SET ON A QUIET CUL-DE-SAC SPACIOUS LIVING & DINING ROOM RE-FITTED KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES UNDERSTAIR UTILITY CUPBOARD CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE MODERN FAMILY BATHROOM SUITE ALLOCATED PARKING SPACES ATTRACTIVE FRONT GARDEN & SOUTH FACING PRIVATE REAR LANDSCAPED GARDEN FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Family Home, comprising in brief; Entrance Hall, Cloakroom/Downstairs W.c, Living/Dining Room, Kitchen/Breakfast Room, Staircase to the First Floor Landing, Master Bedroom with En-Suite, Bedroom 2, Bedroom 3, Modern Family Bathroom Suite. Front Garden and a Beautifully Landscaped South Facing Rear Garden, there is a Lockable Gate which accesses the Allocated Parking Spaces. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30i ErP Condensing Combi-Boiler.

#### SCHOOL CATCHMENTS:

Ninian Park Primary School (year 2024-25), Ysgol Pwll Coch (year 2024-25), Fitzalan High School (year 2024-25), Ysgol Gyfun Gymraeg Glantaf (year 2024-25).

360 Degree VR Tour Link:

<https://tour.giraffe360.com/fonthillplace30ap/>

EPC Rating = C.

Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

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



**Entrance Hallway - 12' 1" x 3' 1" (3.68m x 0.94m)**

Enter via Composite Door, Laminate Flooring, Radiator with Cover.

**Cloakroom/ Downstairs W.c - 6' 0" x 2' 7" (1.83m x 0.79m)**

Tiled Flooring, Wall Mounted Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Wall Mounted Electric Extractor Fan, Chrome Ladder/Towel Radiator. Wall Mounted Electric RCD Consumer Unit.

Utility Cupboard (Under-Stair) houses Tumble-Dryer

**Living & Dining Room - 14' 11" x 12' 1" (4.54m x 3.68m)**

Laminate Flooring, uPVC D/g Patio Sliding Door to Rear Garden, Double Panel Radiator.

**Kitchen/Breakfast Room - Re-Fitted & Modern - 12' 1" x 8' 9" (3.68m x 2.66m)**

Large Tile Flooring, Wall & Base Units with Work Surfaces Over & Matching Upstands, Stainless Steel Sink, Half Bowl & Drainer with Mixer Tap, uPVC D/g Window to Front, 4x Ring Touchscreen Induction Hob with Extractor Hood Over, Fan Assisted Electric Oven & Grill, Integrated Fridge-Freezer, Dishwasher & Washing Machine, Wall Mounted Folding Breakfast Bar, Radiator. NB: Worcester Greenstar 30i ErP Condensing Combi-Boiler housed in Wall Cupboard.

**First Floor Landing - 5' 7" x 4' 1" (1.70m x 1.24m)**

Laminate Flooring, Hatch to Insulated Loft.

**Master Bedroom - 11' 2" x 10' 4" (3.40m x 3.15m)**

Laminate Flooring, uPVC D/g Window to Front, Radiator, Large Fitted Cupboard with Hanging Rail, Slat Shelving & Roller Blind.

**En-Suite - 5' 3" x 5' 2" (1.60m x 1.57m)**

Tiled Flooring, Shower Cubicle with Mixer Shower, Dual Rainfall & Handheld Shower Heads, Ceiling Mounted Electric Extractor Fan, Pedestal Wash Hand Basin with Chrome Mixer Tap, Wall Mounted Shaver Point, Close-Coupled W.c, uPVC Obscured D/g Window to Front, Chrome Ladder/Towel Radiator.

**Bedroom 2 - 8' 7" x 7' 1" (2.61m x 2.16m)**

Laminate Flooring, uPVC D/g Window to Rear, Radiator.

**Bedroom 3 - 9' 6" x 6' 2" (2.89m x 1.88m)**

Laminate Flooring, uPVC D/g Window to Rear, Radiator.

**Family Bathroom - 6' 3" x 5' 7" (1.90m x 1.70m)**

Tiled Flooring & Matching Tiled Walls, Panel Bath with Chrome Mixer Tap, Mixer Shower Over with Dual Rainfall & Handheld Shower Heads, Ceiling Mounted Electric Extractor Fan, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Chrome Ladder/Towel Radiator.

**Front Garden**

Mature Hedge, Patio Pathway, Wall Mounted Welcome Lamp Light (Sensor).

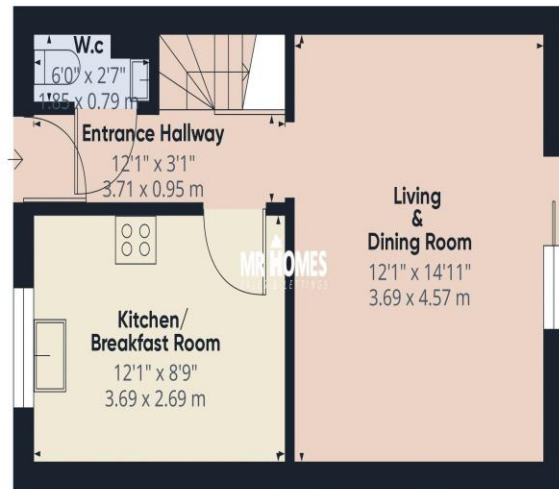
**Attractive Rear Garden - Landscaped - SOUTH FACING**

Patio & Pathway, with Laid Lawn & Planters to Borders. Outside PowerPoints & Sensor Lamp Light. Gate leading to Parking Spaces.

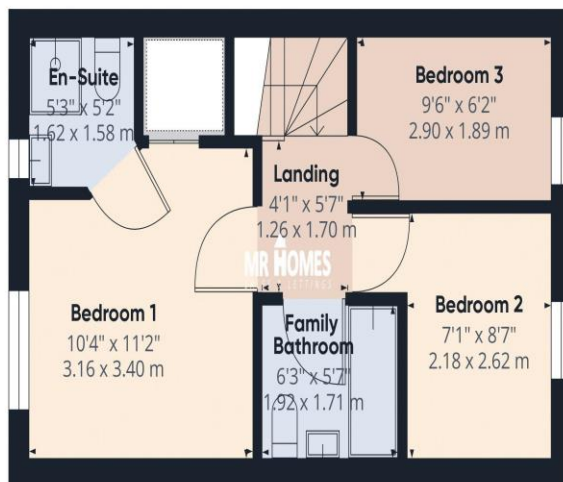
Allocated Parking Spaces to Rear (No. 30).



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

681.89 ft<sup>2</sup>

63.35 m<sup>2</sup>

**Reduced headroom**

0.11 ft<sup>2</sup>

0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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