



## Fonthill Place, £210,000

- Council Tax Band - D
- Two Bedroom End-Terrace Property
- NO CHAIN
- Generous Sized Rear Garden with Side Access
- Three Allocated Parking Spaces
- EPC Rating: D



 2  1  1



## About the property

Located within the highly sought after estate of City Gardens, Grangetown is this two bedroom end terrace property being sold with NO ONGOING CHAIN. The property is close to all local amenities such as shops, schools and transport links. This property is also just a stone throw away from some of Cardiff's fantastic attractions within the City Centre such as Cardiff City Stadium and St. David's Shopping Centre. Internally the property comprises entrance hallway, living room and kitchen. To the first floor are two bedrooms and a bathroom. To the rear of the property is an enclosed generous sized garden with side access to three allocated parking spaces. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hallway

### Lounge

12' 6" max x 15' 2" max ( 3.81m max x 4.62m max )

### Kitchen

8' 9" x 9' 4" ( 2.67m x 2.84m )

### Landing

### Master Bedroom

15' 3" max x 8' 6" max ( 4.65m max x 2.59m max )



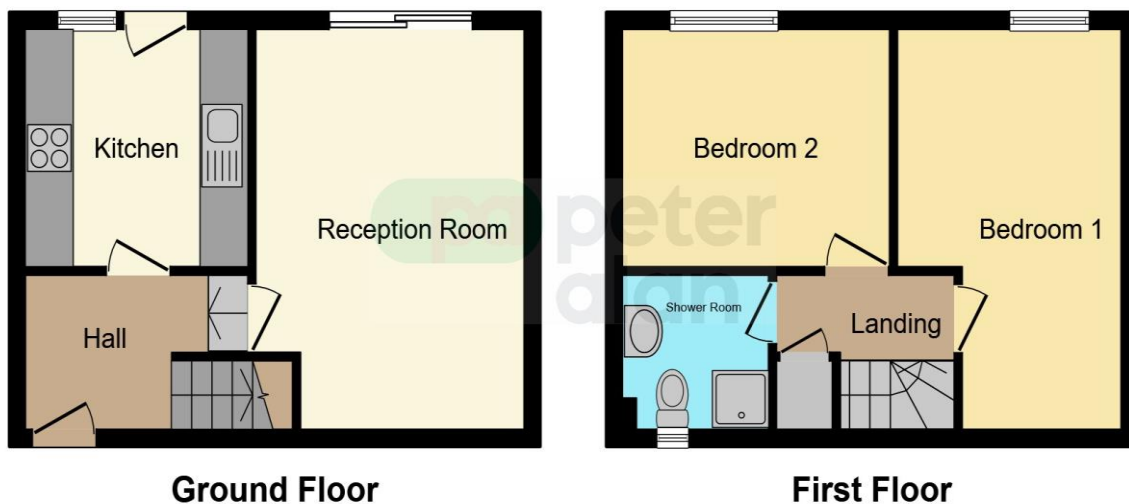
## Bedroom Two

8' 9" x 11' 4" ( 2.67m x 3.45m )

## Bathroom

## Rear Garden

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.