



## Arundel Place, offers over £295,000

- NO CHAIN PROPERTY
- Extension to Rear
- Ensuite to Master Bedroom
- Garage and Off Street Parking
- Sought After Estate
- EPC Rating: C



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## About the property

Located in the very sought after estate of City Gardens is this three bedroom mid-terrace property for sale with NO ONGOING CHAIN. With fantastic links to the M4 via the A4232 and being situated within close proximity to Cardiff City Centre, Cardiff Bay and Capital Retail Park this property has all local amenities, attractions and transport links on it's doorstep! Internally the property comprises entrance porch, lounge, extended kitchen/dining area, utility room and downstairs toilet. To the first floor is a master bedroom with built in wardrobes and ensuite, two further bedrooms and the main family bathroom. To the rear of the property is a generous sized low maintenance garden with back access. To the front of the property is driveway for off street parking and garage. 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 Porch

### Lounge

14' 5" x 14' 1" ( 4.39m x 4.29m )

### Dining Room

12' 11" x 8' 3" ( 3.94m x 2.51m )

### Reception Room

7' 9" x 8' 1" ( 2.36m x 2.46m )

### Kitchen

9' 8" x 9' 6" ( 2.95m x 2.90m )



### Utility Room

7' 2" x 4' 4" ( 2.18m x 1.32m )

### Bedroom Three

8' 3" x 9' 9" ( 2.51m x 2.97m )

### Master Bedroom

9' 7" max x 14' 5" max ( 2.92m max x 4.39m max )

### Bathroom

### Ensuite

### Rear Garden

### Bedroom Two

11' 3" x 8' 2" ( 3.43m x 2.49m )

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## 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.

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