

82 Blaise Place, City Gardens  
Cardiff  
CF11 6JR

Entrance Hall

Entered via a Upvc door with circular glazed insert. Balustrade stairwell. Cloakroom W.C. Tiled floor running through to lounge & dining room. Radiator

Cloakroom W.C.

Tiled walls. White colored wash hand basin & Low-level W.C. Tiled floor. Radiator. Wuindow



Lounge 14'4" x 11'5" (max)

A generous sized living room with decorative fireplace. Window to front. Radiator. Coved ceiling.



Dining Room 9'6" x 9'5"

a decent sized room with patio doors to rear. Radiator. Door leading into;



Kitchen 11'4" x 7'9"

A well-proportioned sized kitchen housing a selection of cream wall and base units incorporating worktop space with sink unit & mixer tap, integrated 5 burner gas hob, electric double oven & extractor hood. Window. Tiled splash backs. Laminate floor. Door kleading out to:



Utility Room 7'8" x 6'9"

Window & 1/2 glazed door to rear garden. Pedestrian door from integral garage. Radiator

First Floor Landing

Doors off leading to four bedrooms & bathroom W.C. Loft space. Limen cupboard sites a wall mounted gas combination boiler that fires gascentral heating and domestic hot water

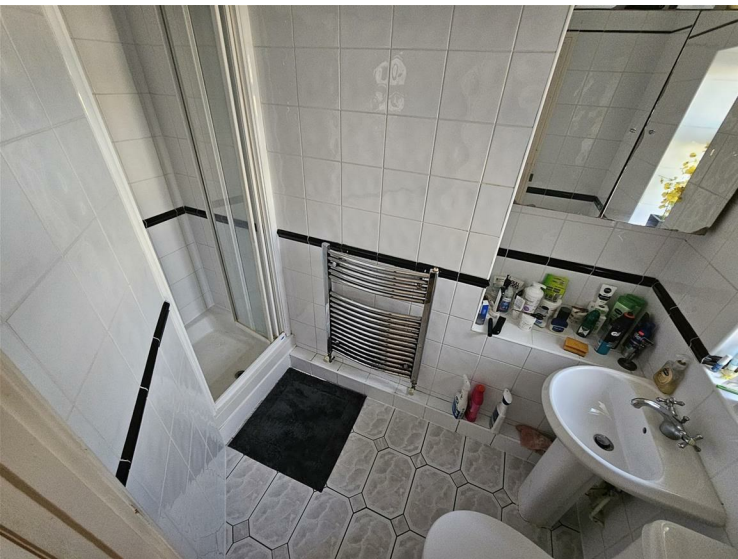
Bedroom 1 13'1" x 10'6"

A large double bedroom featuring fitted wardrobes, dressing table & cabinets. Window. Radiator. Dood leading into:



En Suite Shower Room W.C.

Tiled with suite comprising of low-level W.C. Pedestal wash hand basin. Tiled & glazed cubicle incorporating a mains fed mixer shower. Chrome heated towel rail. Window



Bedroom Two 11'2" x 8'2"

Double bedroom with window to rear. Radiator. Closet



Bedroom Three 8'9" x 8'1"

Third double bedroom. Closet. Radiator. Window



Bedroom Four 8'7" x 7'10"

An 'L' shaped bedroom. Window to rear. Radiator



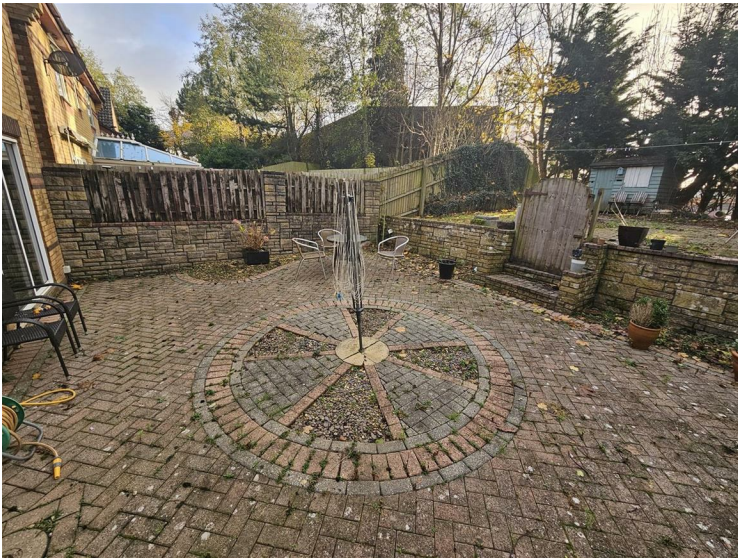


**Bathroom W.C.**  
Recently refurbished with part tiled walls and white suite comprising low level W.C. Vanity unit with wash hand basin. Paneled bath with shower attachment & glazed screen. Radiator. Tiled floor. Window



**Front Garden**  
Path, forecourt and hardstand based in brick work enclosed by dwarf-built brick wall and wrought iron decorative gates and fencing. Pedestrian access to side leading to:

**Rear Garden**  
A large two-tier landscaped brick-based garden with easy maintenance to mind.



**Garage**  
Single size integral garage. Up & over door. Power & light. Pedestrian door leading into utility room

**VIEWING**  
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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Situated At Popular City Gardens With Close Links To Town Centre, Cardiff Bay, Penarth & Cardiff City Football Stadium & Retail Park Can Be Found This Well Designed & Generous Sized Family Detached House Featuring Landscaped Gardens To Front & Rear. Accommodation Briefly Comprising Of Entrance Hall, Cloakroom W.C. Lounge, Dining Room, Fitted Kitchen, Utility Room, Four Bedrooms (Master Ensuite) & Family Bathroom W.C. & Shower. Integral Garage. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Ample Off-Road Parking. Well Worth Viewing. Offers in Access Of £375,000

£375,000 Freehold