



BURGES PLACE
CITY GARDENS





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CITY GARDENS, CF11 8BH - GUIDE PRICE £225,000



2 bedroom(s)



1 bathroom(s)



591.00 sq ft

Nestled in the sought-after City Gardens development, this delightful two-bedroom home offers modern living in a peaceful community setting. Perfect for first-time buyers or small families, the property features a bright open-plan living area, a modern fitted kitchen, two bedrooms and first floor family bathroom. The home also includes a private rear garden with side gate access, as well as easy access to local amenities, schools, and transport links to Cardiff city centre.

Combining comfort, convenience, and contemporary design, this is an ideal place to start your next chapter in one of Cardiff's most desirable neighbourhoods.

PROPERTY SPECIALIST

Mrs Ruby Ledley

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Valuer





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









HALL

Ninian Park Primary School
Fitzalan High School (year 2024-25)

KITCHEN

2.62m x 2.41m (8'7 x 7'11)

Ysgol Pwll Coch (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

LIVING ROOM

4.72m x 3.61m (15'6 x 11'10)

LANDING

BEDROOM 1

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

BEDROOM 2

3.56m x 1.78m (11'8 x 5'10)

BATHROOM

GARDEN

TENURE

Freehold - To be confirmed by your legal advisor

COUNCIL TAX

Band D

SCHOOL CATCHMENT

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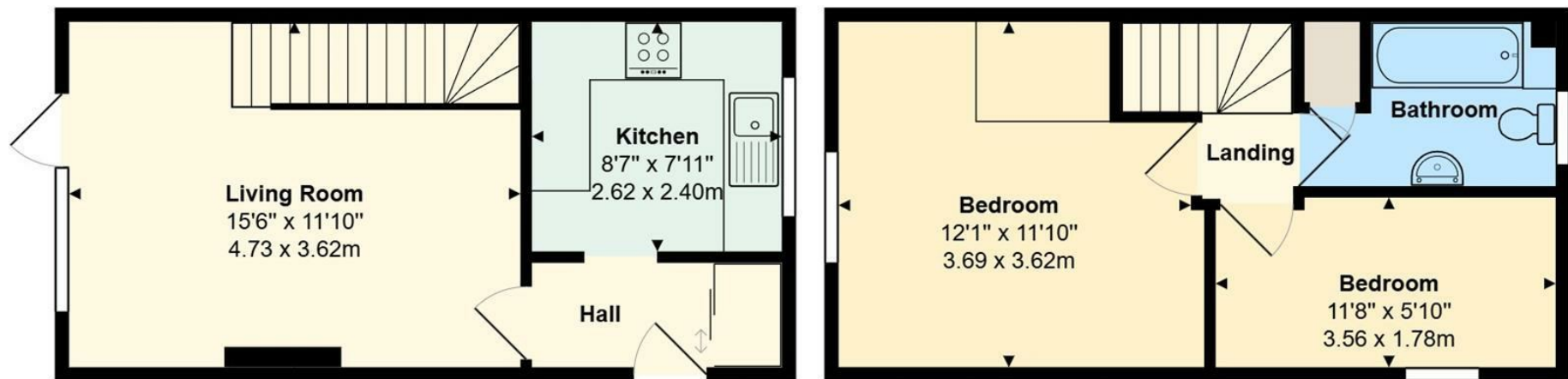
Comments by Mrs Ruby Ledley

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Burgess Place

Total Area: 583 ft² ... 54.1 m²

All measurements are approximate and for display purposes only



www.jeffreyross.co.uk

Jeffrey Ross