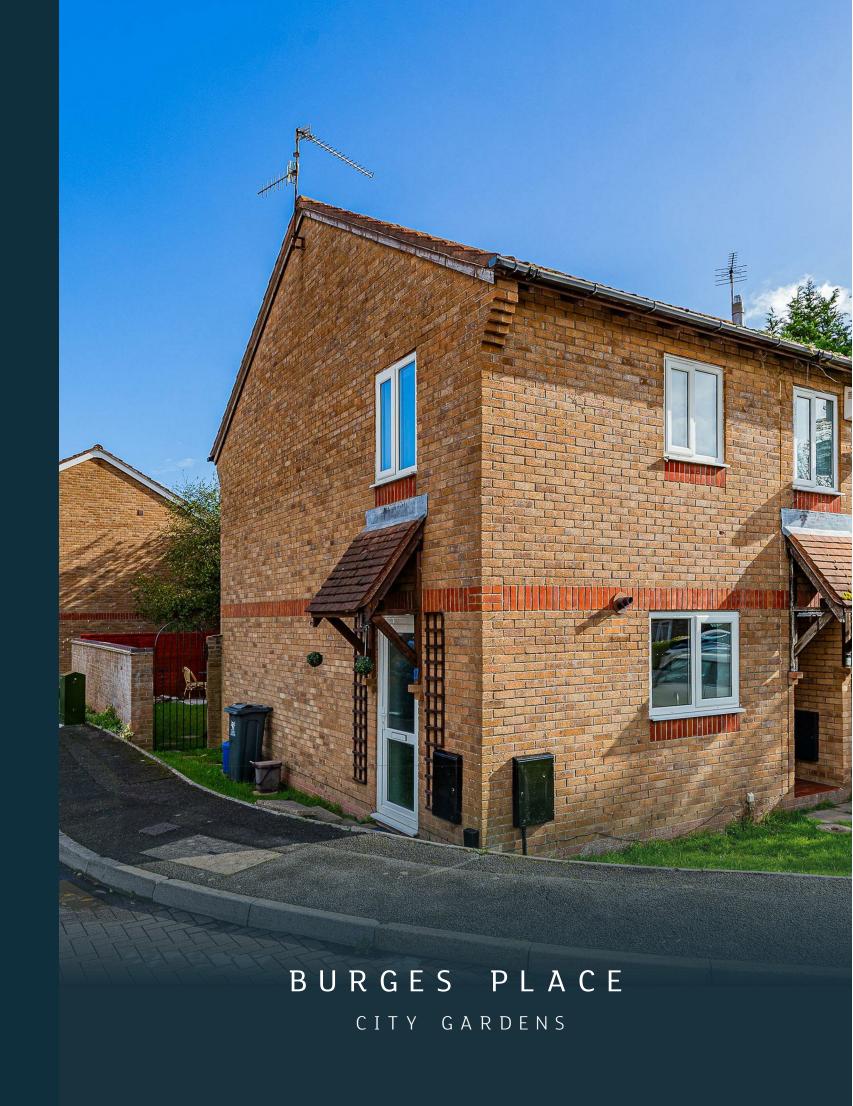
CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



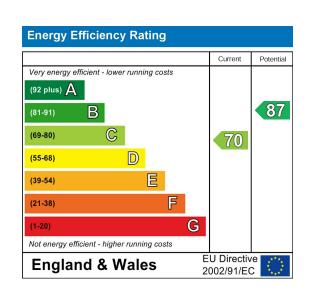
JeffreyRoss











## HALL

## KITCHEN

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

## 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

ninian park primary school fitzalan high school (year 2024-25)

ysgol pwll coch (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)







# **BURGES PLACE**

CITY GARDENS, CF11 8BH - £225,000



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 ruby@jeffreyross.co.uk 02920499680 Valuer



#### **Burgess Place**

Total Area: 583 ft² ... 54.1 m²

All measurements are approximate and for display purposes only

