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CARDIFF VALE CAERPHILLY BRISTOL



Arundel Place

CITY GARDENS



A wonderful family home, in the very popular City Gardens. Extremely well maintained, and extended to create a spacious house.

Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

Valuer

ruby@jeffreyross.co.uk

An extended family home on this sought after development.

Comments by the Homeowner











Arundel Place

City Gardens, Cardiff, CF11 8DP

Guide Price

£365,000

4 Bedroom(s) | 1 Bathroom(s) | 1028.00 sq ft



Contact our

Pontcanna Branch

02920 499680

In the charming City Gardens area of Cardiff, this delightful detached house on Arundel Place offers a perfect blend of comfort and convenience. Spanning an impressive 1028 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and those seeking more space.

With four bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The property benefits from dedicated parking, a valuable asset in this bustling city. The surrounding area is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for those seeking a vibrant yet peaceful lifestyle.

This house presents a wonderful opportunity for anyone looking to settle in a desirable location in Cardiff. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.





Hallway

WC

Kitchen 9'7 x 8'11 (2.92m x 2.72m)

Dining Room 9'7 x 8'7 (2.92m x 2.62m)

Lounge 15'5 x 9'9 (4.70m x 2.97m)

Sitting Room 10'5 x 15'9 (3.18m x 4.80m)

Landing

Bathroom

Bedroom 1 8'6 x 13'3 (2.59m x 4.04m)

Bedroom 2 6'7 x 9'9 (2.01m x 2.97m)

Bedroom 3 9'4 x 8'4 (2.84m x 2.54m)

Bedroom 4 5'9 x 8'4 (1.75m x 2.54m)

Council Tax

Band E

EPC

BAND C

School Catchment

My English medium primary catchment area is
Ninian Park Primary School

My English medium secondary catchment area is
Fitzalan High School

My Welsh medium primary catchment area is
Ysgol Gymraeg Pwll Coch

My Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Glantaf

Tenure

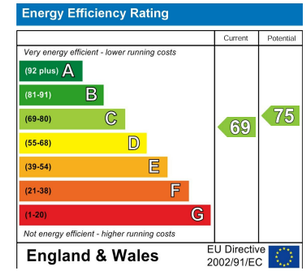
We are advised that the property is freehold. This is to be confirmed by your legal representative.


FAMILY




65


LIFE IS NOT A RACE
BUT INDEED A JOURNEY
BE HONEST. WORK HARD
BE CHOOSY. SAY "THANK YOU"
"I LOVE YOU". AND "GREAT JOB"
TO SOMEONE EACH DAY
LET YOUR HANDSHAKE MEAN
MORE THAN PEN AND PAPER
DREAMING DOES MATTER
IT ALLOWS YOU TO BECOME
THAT WHICH YOU ASPIRE TO
APPRECIATE THE LITTLE THINGS
IN LIFE AND ENJOY THEM
SOME OF THE BEST THINGS
REALLY ARE FREE
DO NOT WORRY. TAKE TIME FOR
YOURSELF - PLAN FOR LONGEVITY


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
75
England & Wales
EU Directive 2002/91/EC



