

# Blaise Place

CITY GARDENS, CARDIFF, CF11 6JR

GUIDE PRICE £235,000

Hern &  
Crabtree





# Blaise Place

Nestled within the popular City Gardens development in Cardiff, this bright two-bedroom mid-terrace home dates from the early 1990s and is ideal for first-time buyers, investors, or those looking to downsize. The property offers off-road parking, a functional kitchen, and a light open-plan lounge/diner that opens onto a private garden. The house benefits from a gas combination boiler and wood laminate flooring along with double glazing.

City Gardens is conveniently located with easy access to the A48 and M4, making it a strong choice for commuters. It's also well placed for local amenities including supermarkets, parks, and reputable schools. Regular bus routes connect the area to Cardiff city centre and surrounding districts, while nearby is Canton, Victoria Park, and beyond. A practical home in a quiet residential cul-de-sac that also offers good rental potential.



# 602.00 sq ft

## Entrance Hall

Welcoming entrance hall with wood laminate flooring, a radiator, and access to the kitchen and lounge/diner.

## Kitchen

Positioned at the front of the property, the kitchen includes a double-glazed window, part tiled walls, and a range of base units with worktops. Fitted with a stainless steel sink and drainer with one bowl, space for a gas cooker, fridge/freezer, and plumbing for a washing machine. A brand new gas-certified boiler. Tiled flooring completes the space.

## Lounge / Dining Room

Spacious lounge/dining area with double-glazed French doors opening onto the rear garden. Stairs rise to the first floor with a wooden handrail. The room is finished with wood laminate flooring and a radiator.

## First Floor

### Landing

Stairs rise from the lounge to a small landing, providing access to the bedrooms and bathroom.

### Bedroom One

Double-glazed window, radiator, and wood laminate flooring. Includes a recessed area over the stairwell.

### Bedroom Two

Double-glazed window, radiator, and wood laminate flooring.

### Bathroom

(Currently undergoing refurbishment) Double-glazed obscure window to the front. Fitted with a bath, WC, wash hand basin, and radiator. Part tiled walls, vinyl flooring, and an airing cupboard provide practicality and storage.

## Outside

### Front Garden and Driveway

The property is set back with off-street parking and a driveway suitable for one to two vehicles. The front garden is finished with stone chippings and a pathway leading to a storm porch. Entry is via a double-glazed PVC door with a window insert.

## Rear Garden

A private rear garden featuring a paved patio and lawn area, with gated access to the rear. Includes a timber shed offering additional storage.

## Tenure

We have been advised this property is Freehold.

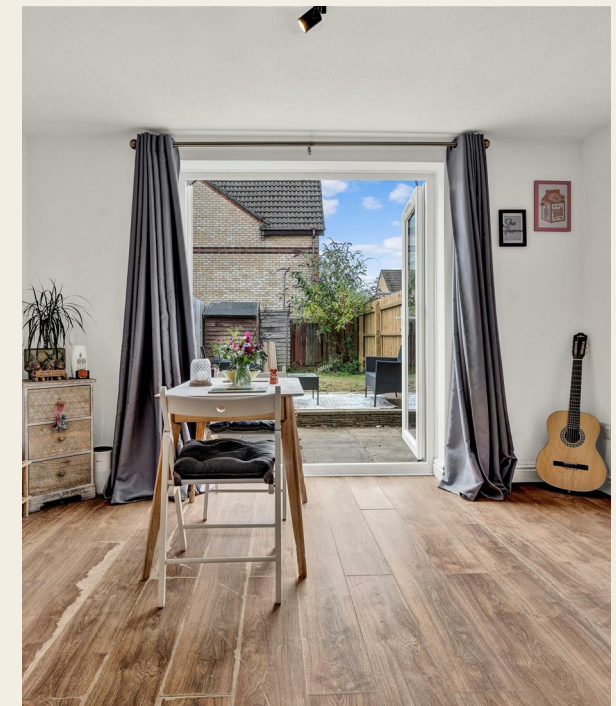
## Additional Information

Council Tax Band D (Cardiff). EPC rating C. New boiler installed.

## Disclaimer

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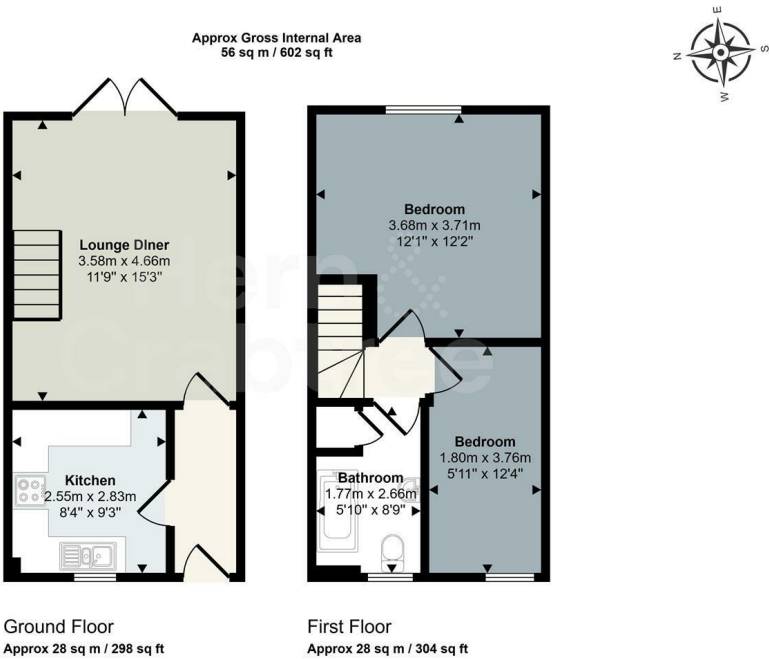




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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