



## Burford Gardens, offers over £325,000

- Three Storey Townhouse
- NO CHAIN
- Driveway
- Sought After Location
- Ensuite to Master
- EPC Rating: C



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## About the property

Situated in the sought after estate of Burford Gardens is this three bedroom end terrace townhouse that would make the PERFECT Family Home! Located just a stone throw from local amenities, attractions and transport links, this property is also close to the River Ely that benefits from beautiful cycle and walking paths to Cardiff Bay Barrage and Mermaid Quay. Internally the property comprises entrance hall, downstairs wc and open plan kitchen/lounge. To the first floor is lounge and master bedroom with ensuite. To the second floor are two bedrooms and a bathroom. To the rear of the property is a generous sized rear garden with back/side access. The property further benefits from an allocated parking spaces to the rear of the property. Viewings are highly recommended for this property, To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Kitchen/Dining Room

26' 2" x 12' 4" ( 7.98m x 3.76m )

### Downstairs Wc

### Landing

### Master Bedroom

13' 9" max x 9' 2" ( 4.19m max x 2.79m )



**Ensuite**

**Bathroom**

**Lounge**

14' 1" x 12' 4" ( 4.29m x 3.76m )

**Rear Garden**

**Landing**

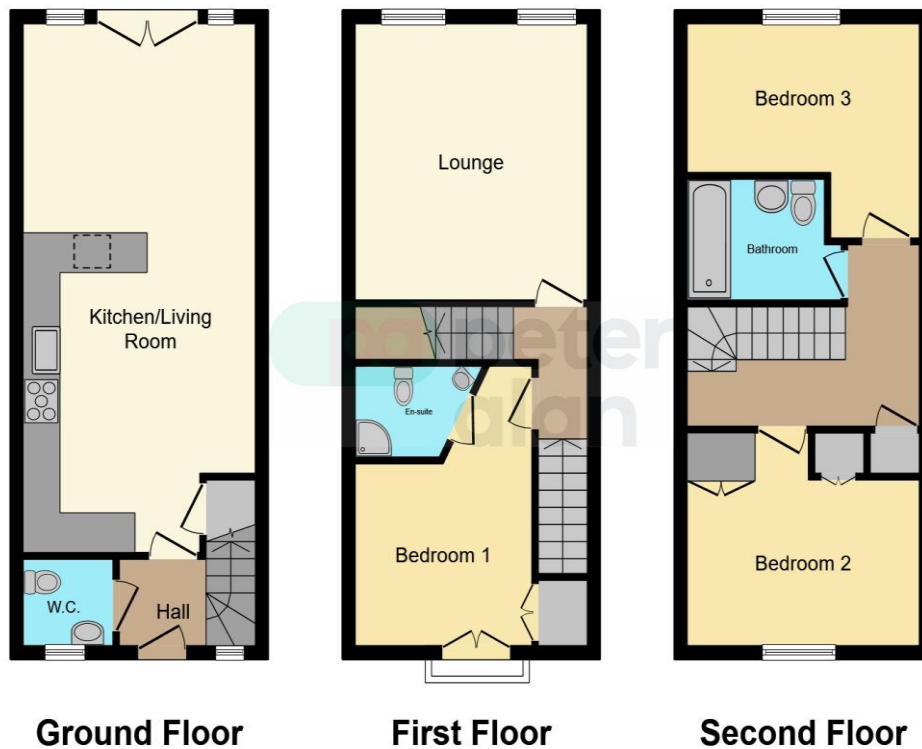
**Bedroom Two**

10' 6" max x 12' 4" ( 3.20m max x 3.76m )

**Bedroom Three**

10' 10" max x 12' 5" ( 3.30m max x 3.78m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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