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CARDIFF

VALE

CAERPHILLY

BRISTOL

Shelburn Close

GRANGETOWN



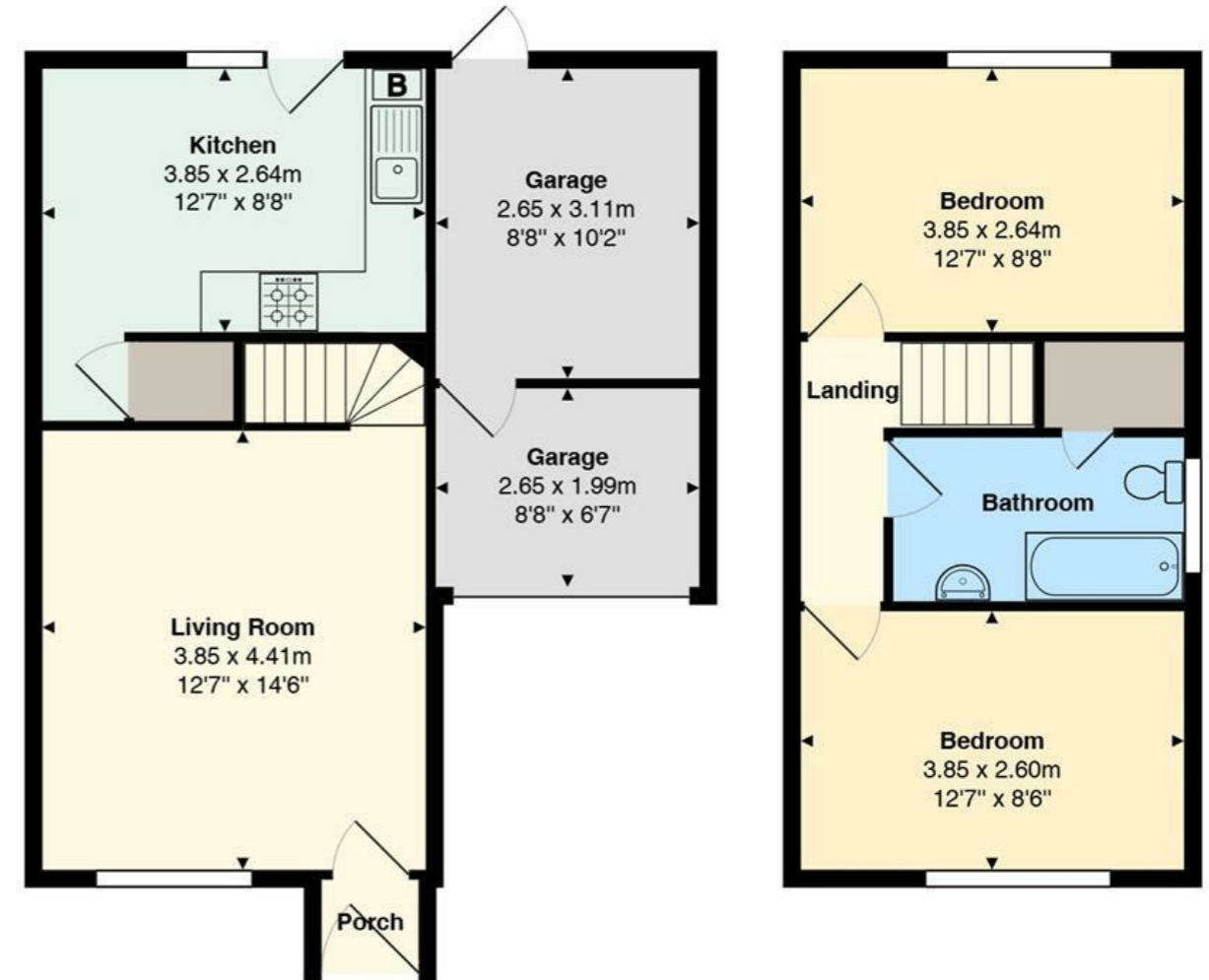
Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Shelburn Close



Total Area: 77.1 m² ... 830 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Shelburn Close

Grangetown, Cardiff, CF11 8ET

Asking Price

£255,000



2 Bedroom(s)



1 Bathroom(s)



830.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Two-bedroom home situated in the popular Carlton Gardens development.

This property offers well-proportioned accommodation throughout, comprising a spacious living room, kitchen, two double bedrooms, a family bathroom and a garage which has been split into a utility and storage

Benefiting from off-road parking, double glazing, and gas central heating, the property presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a home. Conveniently located close to local amenities and transport links into the city centre.



Living Room 12'7 x 14'6 (3.84m x 4.42m)

Kitchen 12'7 x 8'8 (3.84m x 2.64m)

Garage/Storage 8'8 x 6'7 (2.64m x 2.01m)

Utility 8'8 x 10'2 (2.64m x 3.10m)

Bedroom 12'7 x 8'8 (3.84m x 2.64m)

Bedroom 12'7 x 8'6 (3.84m x 2.59m)

Bathroom

EPC

D

Council Tax Band

D

School Catchment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

