



Burford Gardens, Cardiff, CF11 0AP

Welcome to

Burford Gardens, Cardiff

Modern four-bedroom townhouse in Burford Gardens offered with NO CHAIN and providing flexible living across three floors. Features an open-plan kitchen/living area, first-floor lounge/4th bedroom, family bathroom, en-suite to the master bedroom, parking for two cars and a garden.

Entrance Hall

Entered via a part double glazed door, stairs to first floor, doors to kitchen/living room and cloakroom/WC.

Cloakroom/Wc

Double glazed window to front, wall mounted gas central heating boiler, pedestal wash hand basin with mixer tap and tiled splashback, wc, towel style radiator and tiled floor.

Kitchen/Dining Area

Fitted with an extensive range of contemporary navy blue wall and floor mounted units with contrasting work surfaces with brick style tiled splashbacks, single bowl sink with mixer tap, range of integrated appliances including a dishwasher and electric oven with gas hob and stainless steel cooker hood, space for dining table and chairs, spaces for washing machine and fridge/freezer, laminate flooring, spotlights, open plan to living area.

Lounge Area

Double glazed doors leading onto the rear garden, contemporary styled radiator.

First Floor Landing

Stairs to second floor, doors to bathroom, bedroom and second lounge/bedroom.

Bedroom 2 / Lounge

Two double glazed windows overlooking the rear garden, radiator

Bedroom 3

Double glazed double doors to front with wrought iron Juliette balcony, built in double wardrobe and radiator

Bathroom

Panelled bath with shower screen and mixer tap with shower attachment, wc, wash hand basin with mixer tap set into a vanity unit with two storage drawers, part tiled walls, towel style radiator.

Second Floor Landing

Doors to master bedroom and further bedroom.

Bedroom 1

Double glazed window overlooking the rear garden, wardrobe to one wall, radiator and door to ensuite,

Ensuite

Corner shower cubicle, wash hand basin with mixer tap over set into a vanity unit, wc, feature tiled splashbacks and towel style radiator.

Bedroom 4

Double glazed window to front, built in double wardrobe, radiator and laminate flooring.

Front Garden

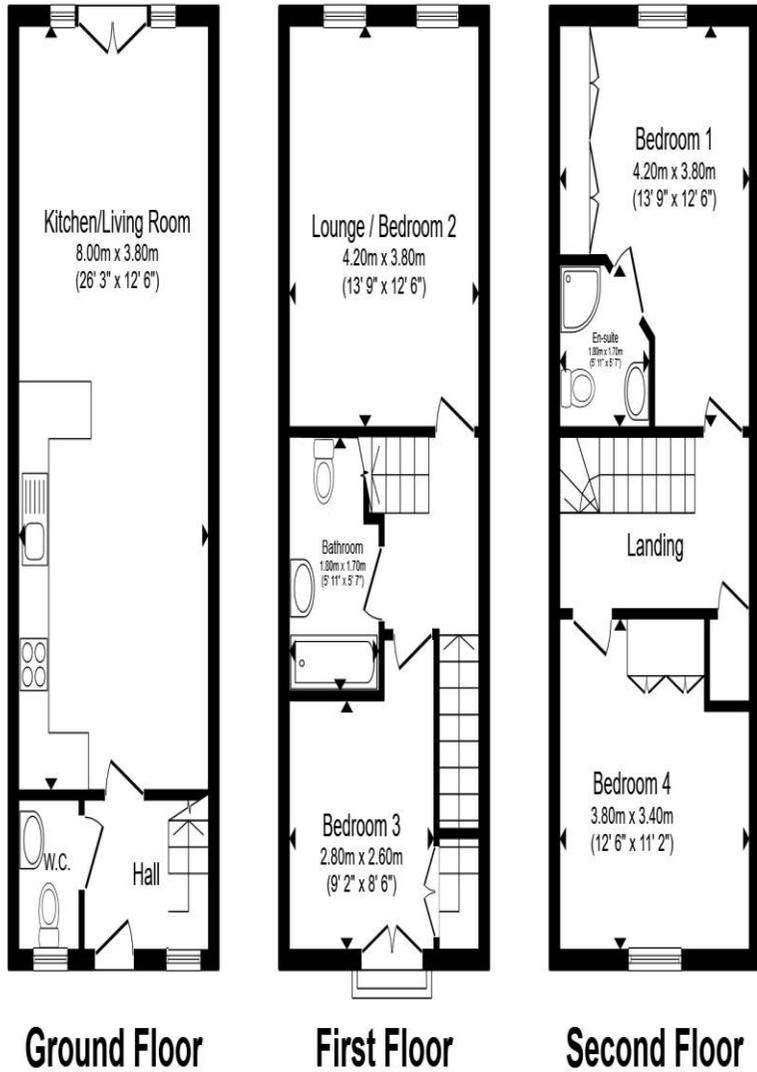
Driveway with parking for one car and paved pathway to front entrance.

Rear Garden

Enclosed rear garden with timber fenced boundaries, laid to patio slab and stone chipping with gated access to rear and a feature contemporary metal screen.

Car Port

Car port adjacent to the property providing an additional parking space and a storage space.



Total floor area 110.2 m² (1,186 sq.ft.) approx

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.propertybox.io



Welcome to

Burford Gardens, Cardiff

- Four-bedroom modern townhouse in a small popular development in Cardiff Bay, offered with NO CHAIN.
- Stunning open plan contemporary kitchen/living room with access onto the garden.
- Master bedroom with ensuite on the second floor with three further bedroom spread over two floors
- Driveway and carport providing off-street parking for two cars
- Flexible family living across three well-planned floors including a ground floor cloakroom/WC.

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£390,000



view this property online allenandharris.co.uk/Property/PNR106787



Property Ref:
PNR106787 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk