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CARDIFF

VALE

CAERPHILLY

BRISTOL



Burges Place

CITY GARDENS



Comments by Mrs Ruby Ledley



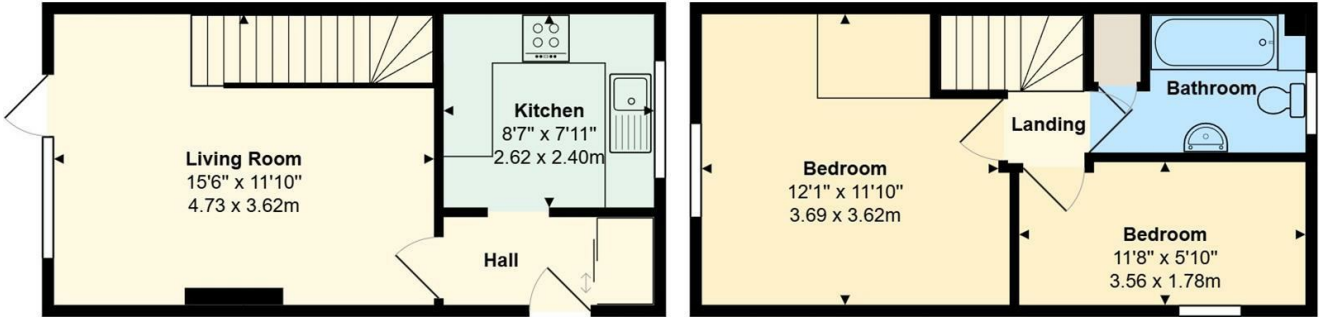
Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreygross.co.uk

Burgess Place

Total Area: 583 ft² ... 54.1 m²

All measurements are approximate and for display purposes only



Comments by the Homeowner





Burges Place

City Gardens, Cardiff, CF11 8BH

Guide Price

£220,000



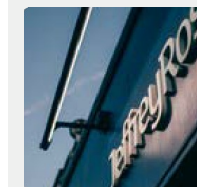
2 Bedroom(s)



1 Bathroom(s)



591.00 sq ft



Contact our
Pontcanna Branch

02920 499680

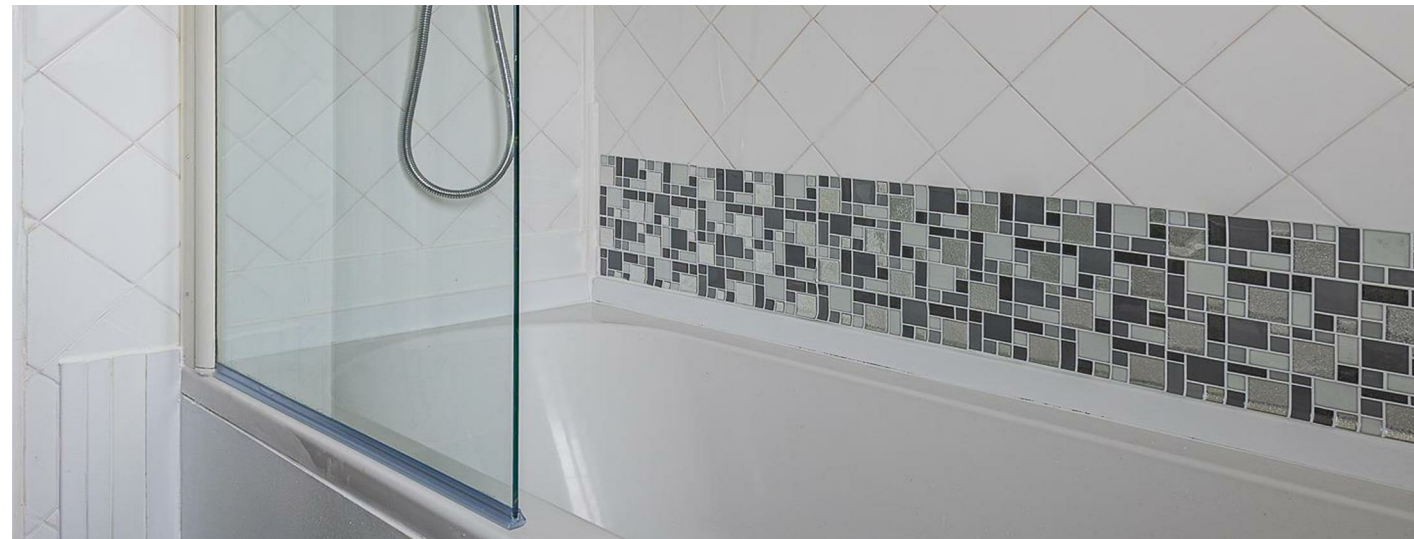
Nestled in the sought-after City Gardens development, this delightful two-bedroom home offers modern living in a peaceful community setting. Perfect for first-time buyers or small families, the property features a bright open-plan living area, a modern fitted kitchen, two bedrooms and first floor family bathroom. The home also includes a private rear garden with side gate access, as well as easy access to local amenities, schools, and transport links to Cardiff city centre.

Combining comfort, convenience, and contemporary design, this is an ideal place to start your next chapter in one of Cardiff's most desirable neighbourhoods.



Hall	Fitzalan High School (year 2024-25)
Kitchen 8'7 x 7'11 (2.62m x 2.41m)	Ysgol Pwll Coch (year 2024-25) Ysgol Gyfun Gymraeg Glantaf (year 2024-25)
Living Room 15'6 x 11'10 (4.72m x 3.61m)	
Landing	
Bedroom 1 12'1 x 11'10 (3.68m x 3.61m)	
Bedroom 2 11'8 x 5'10 (3.56m x 1.78m)	
Bathroom	
Garden	
Tenure	Freehold - To be confirmed by your legal advisor
Council Tax	Band D
School catchment	Ninian Park Primary School









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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