

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FONTHILL PLACE
CITY GARDENS

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CITY GARDENS, CF11 8HD - £274,000

Welcome to this beautifully modernised house located in the desirable area of City Gardens, Cardiff. Located in a small quiet cul-de-sac on this popular residential development which is within walking distance of Leckwith retail park and is well served by public transport with bus routes and railway station close by. There are parks, and schools at all levels within walking distance and Cardiff City Centre is a few minutes drive away as are link roads to the Vale of Glamorgan and the M4.

This immaculate house comprises of a fully refurbished kitchen with integrated appliances, WC and lounge with double doors leading on to a landscaped garden. On the first floor are 2 well appointed bedrooms, the primary with an ensuite. There is a third nursery room/study, and modern family bathroom. The modernisation throughout the property enhances its appeal, providing a fresh and stylish atmosphere that is ready for you to move in and make your own.

One of the standout features of this home is the spacious garden, which offers a wonderful outdoor space.

Additionally, the property comes with allocated parking, a valuable asset in this bustling area, ensuring that you have a secure and convenient place for your vehicle.

3 bedroom(s) 2 bathroom(s) 741.00 sq ft

HALLWAY 3.68m x 1.78m (12'1 x 5'10)

WC

KITCHEN 3.68m x 2.69m (12'1 x 8'10)

LIVING ROOM 3.68m x 4.57m (12'1 x 15)

LANDING

BEDROOM 1 3.71m x 3.15m (12'2 x 10'4)

EN-SUITE 1.57m x 1.63m (5'2 x 5'4)

FAMILY BATHROOM 1.93m x 1.70m (6'4 x 5'7)

BEDROOM 2 2.18m x 2.62m (7'2 x 8'7)


BEDROOM 3 2.90m x 1.88m (9'6 x 6'2)

GARDEN

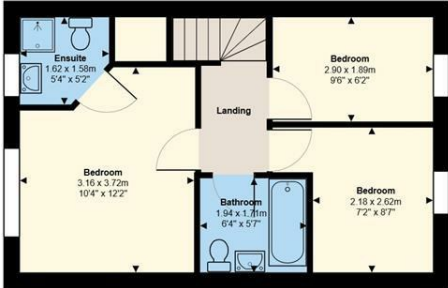
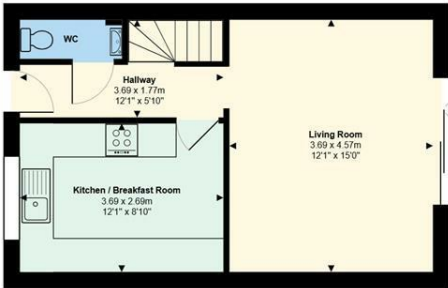
TENURE We are advised the property is Freehold, this will need to be confirmed

COUNCIL TAX BAND E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	89
(81-91) B		
(69-80) C		
(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		

30, Fonthill Place, Leckwith, CF11 8HD



Total Area: 68.9 m² ... 741 ft²

All measurements are approximate and for display purposes only