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CARDIFF

V A L E

## CAERPHILLY

## BRISTOL

# Burges Place



Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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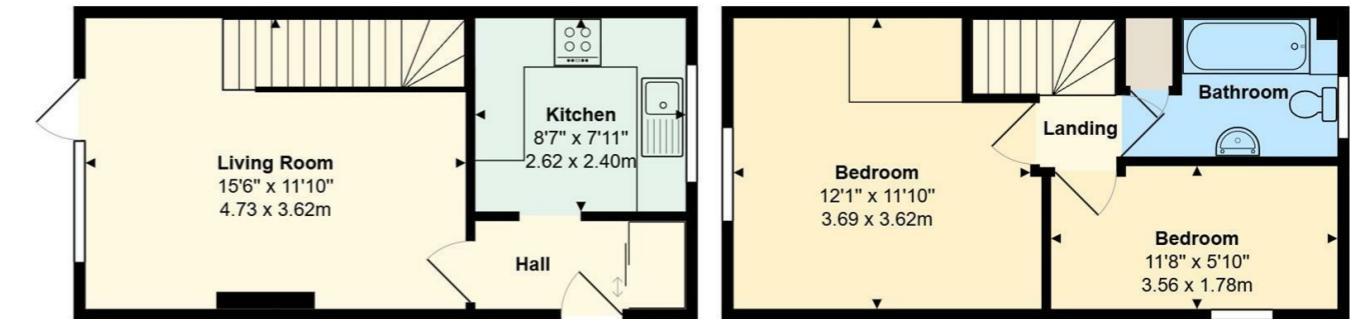


Comments by the Homeowner

### Burgess Place

Total Area: 583 ft<sup>2</sup> ... 54.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Burges Place

*City Gardens, Cardiff, CF11 8BH*

Guide Price

**£220,000**



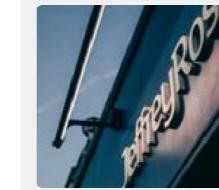
2 Bedroom(s)



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.



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**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 Gwfun 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

C A R D I F F

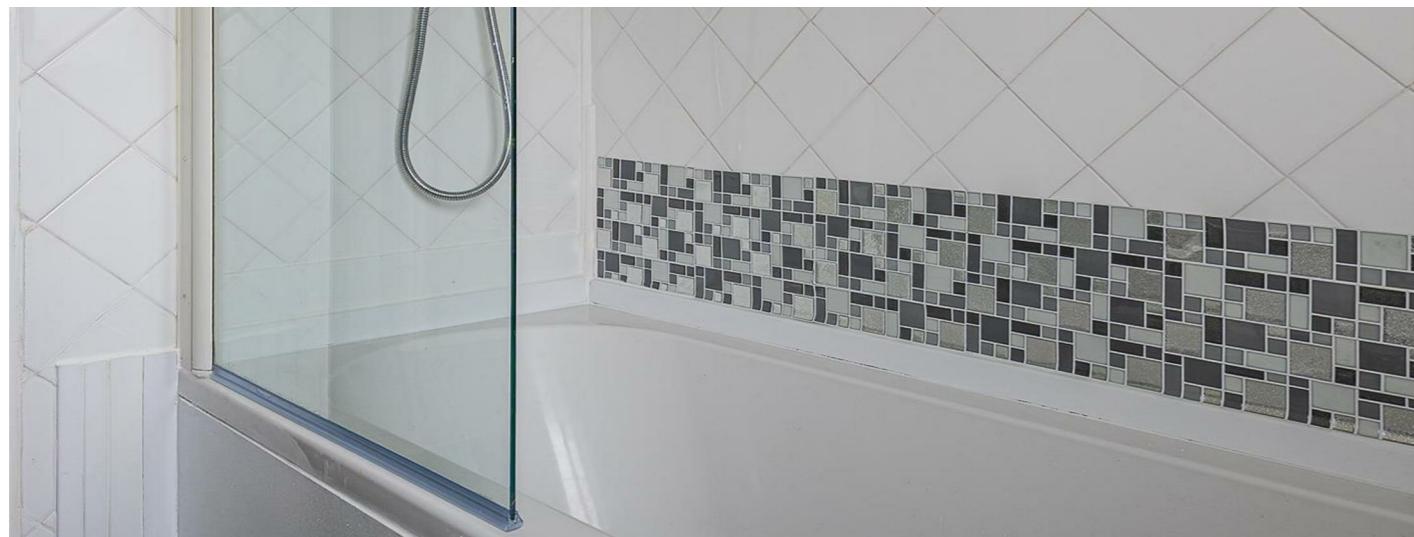
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B R I S T O L

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