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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Arundel Place*

CITY GARDENS



*A wonderful family home, in the very popular City Gardens. Extremely well maintained, and extended to create a spacious house.*

Comments by Mrs Ruby Ledley



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

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Comments by the Homeowner



# Arundel Place

City Gardens, Cardiff, CF11 8DP

Guide Price

£375,000



4 Bedroom(s)



1 Bathroom(s)



1028.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

In the charming City Gardens area of Cardiff, this delightful detached house on Arundel Place offers a perfect blend of comfort and convenience. Spanning an impressive 1028 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and those seeking more space.

With four bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The property benefits from dedicated parking, a valuable asset in this bustling city. The surrounding area is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for those seeking a vibrant yet peaceful lifestyle.

This house presents a wonderful opportunity for anyone looking to settle in a desirable location in Cardiff. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.



**Hallway**

**WC**

**Kitchen 9'7 x 8'11 (2.92m x 2.72m)**

**Dining Room 9'7 x 8'7 (2.92m x 2.62m)**

**Lounge 15'5 x 9'9 (4.70m x 2.97m)**

**Sitting Room 10'5 x 15'9 (3.18m x 4.80m)**

**Landing**

**Bathroom**

**Bedroom 1 8'6 x 13'3 (2.59m x 4.04m)**

**Bedroom 2 6'7 x 9'9 (2.01m x 2.97m)**

**Bedroom 3 9'4 x 8'4 (2.84m x 2.54m)**

**Bedroom 4 5'9 x 8'4 (1.75m x 2.54m)**

**Council Tax**

Band E

**EPC**

BAND C

**School Catchment**

My English medium primary catchment area is Ninian Park Primary School

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

**Tenure**

We are advised that the property is freehold. This is to be confirmed by your legal representative.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

