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CARDIFF VALE CAERPHILLY BRISTOL



Burford Gardens



Burford Gardens is perfectly located for access into the town center or the M4 corridor taking you further afield. Near to the doorstep you will find the Sports Village with the International Pool and the exciting - White Water Rafting center. Plus the nearby retail park at Cardiff Bay provides everything you would need or desire.

Comments by Mr Paul Davies



Property Specialist

Mr Paul Davies

Property Management Co-ordinator

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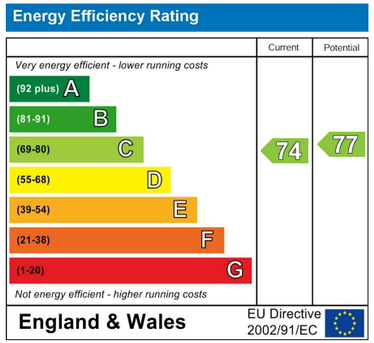
We bought the property as was so close to all amenities and we loved how quiet the area seemed to be. Our neighbours soon became friends, and we shall miss them when we move but we are excited to begin the new chapter in our lives. The sunny balcony overlooking the water was a delight to enjoy.

Comments by the Homeowner









Communal Entrance

Intercom entry with stairs leading to all flats.

Hall

Spacious hall leading to all rooms plus access to some loft space, linen cupboard plus cloaks cupboard, intercom entry phone.

Lounge Kitchen 24'9" max x 11' (7.54m max x 3.35m)

Impressively spacious room with the lounge open plan to the kitchen area, generous living and dining area with French doors with side glazed panels opening onto a water facing balcony facing West directly overlooking the River Ely & beyond with a side window, TV point.
Kitchen area extensively fitted wall and base units with a breakfast bar divide, integrated appliances include fridge, freezer, dishwasher, washer/drier plus built in double oven, gas hob & cooker hood, window to front, tiled splash backs.

Bedroom 1 10'5" x 9'1" (3.18m x 2.77m)

Master double bedroom, window to rear overlooking the River Ely, walk in 5' X 5' closet with light, TV point.

En Suite Shower Room

Modern white suite comprising a tiled double shower enclosure, pedestal wash hand basin and close coupled wc, tiled surround, white heated towel rail, window to rear, extractor fan, twin shaver point.

Bedroom 2 11'5" x 7'8" (3.48m x 2.34m)

Double bedroom, window to front.

Bathroom

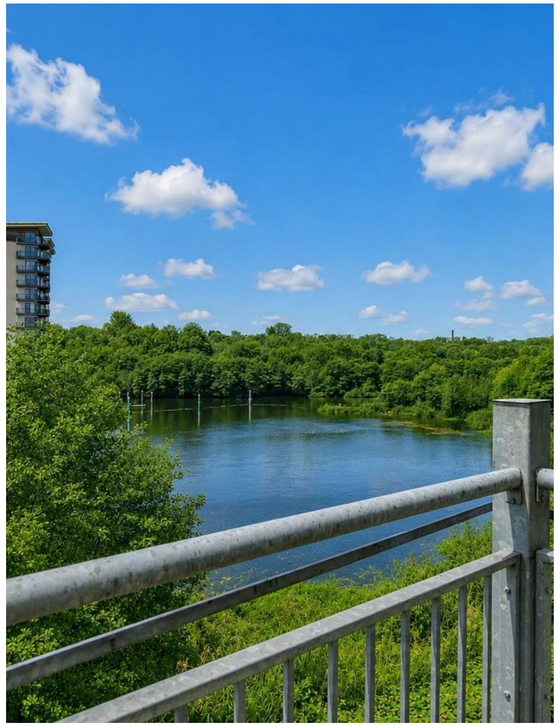
Modern white suite comprising a panel bath, pedestal wash hand basin and close coupled wc, tiled surround, window to front, extractor fan, twin shaver point, white heated towel rail.

Grounds

Set in communal well tended grounds, allocated parking space plus visitor parking spaces available.

Information

We believe the property is leasehold with a 999 year lease from 1st January 2007 therefore with 981 years remaining. Ground Rent of £197.00. service charge of £2,230.07 which includes a payment of £302.60 to go into a fund to purchase the freehold (refundable if the purchase of the freehold does not go ahead).
Council Banding - Band E £2,349.34 (2025-2026)





Burford Gardens

, Cardiff, CF11 0AP

£175,000

2 Bedroom(s) 2 Bathroom(s) 667.00 sq ft



Contact our
Penarth Branch
02920415161

For sale with no on-going chain and immediate occupation is this waterfront top floor (2nd) spacious flat. Boasting uninterrupted water views from the lounge and master bedroom over the River Ely & beyond. Found in excellent order after having been completely redecorated throughout in neutral tones.
Located on the fringe of the City Center plus a short walk takes you into Penarth Marina and nearby is the Waterton Retail Shopping Park with 3 supermarkets nearby.
Briefly comprising a communal entrance - intercom entry, hall, lounge open to fitted kitchen - integrated fridge, freezer, dishwasher, washer/drier plus built in double oven, hob & hood, master double bedroom with generous walk in closet plus stylish en suite shower room plus a second double bedroom and modern bathroom complete the accommodation.
Complimented with gas central heating and upvc double glazing plus a Westerly facing balcony overlooking the water.
With an allocated parking space plus visitor parking spaces available.
Viewing highly recommended.

