

34 Burford Gardens



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

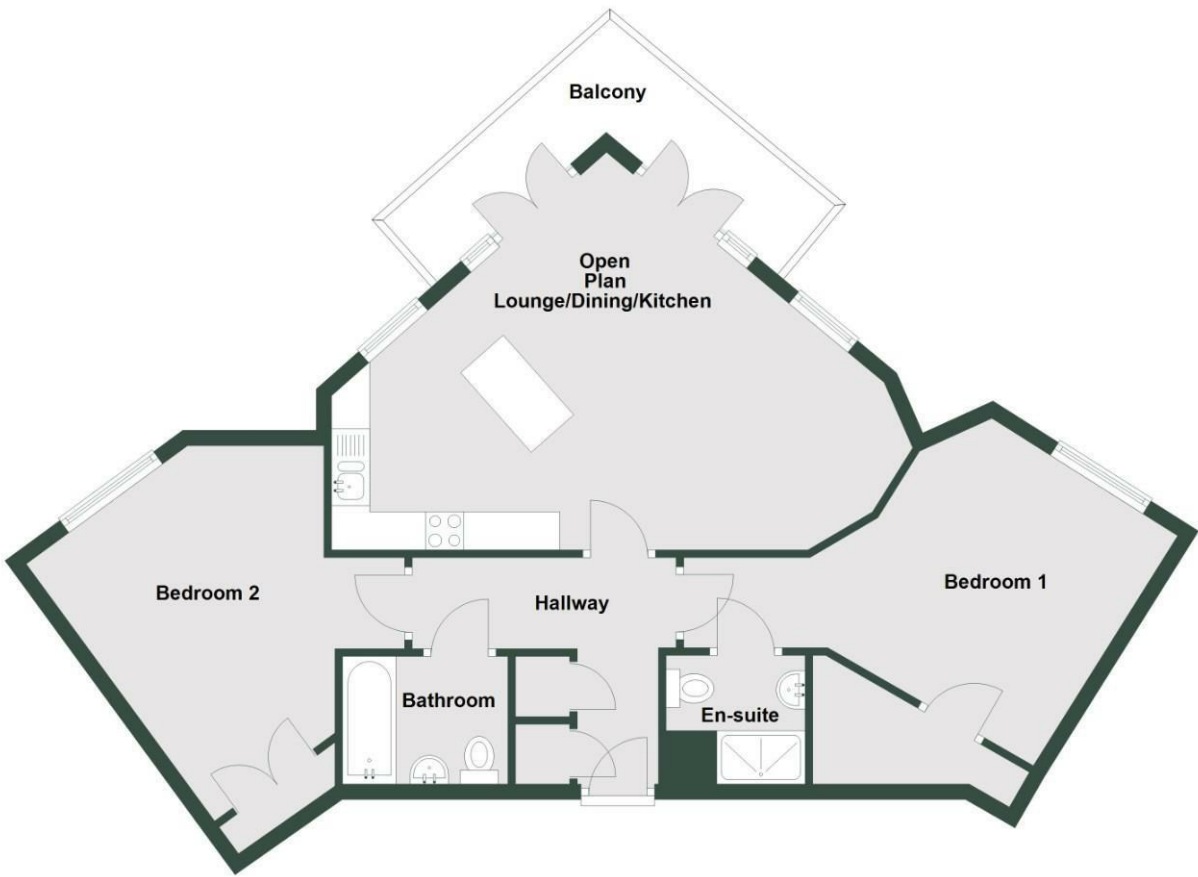
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



First Floor



Total area: approx. 75.2 sq. metres (809.2 sq. feet)
34 Burford Gardens

34 Burford Gardens

Cardiff CF11 0AP

£215,000

Situated on the river with stunning views and a sunny orientation is this delightfully laid out first floor two double bedroom apartment. Comprises private entrance hallway, open plan lounge/dining/kitchen with island and dining area, doors leading out to generous L shaped balcony overlooking the river, two good bedrooms with built-in wardrobes, en-suite shower room and bathroom. Contemporary interior, quality laminate flooring, gas central heating, uPVC double glazing, allocated parking. Leasehold (long lease).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Panelled front door providing access to hallway.

Hallway

Laminate flooring, radiator, area for cloaks, access to fuse box, entry phone, downlighting, large airing cupboard with shelving plus cloaks cupboard. Panelled doors to all accommodation.

Open Plan Lounge/Dining/Kitchen
22'10" (max) x 16'8" (6.98m (max) x 5.10m)

A light and bright open plan living space. Two sets of French doors leading out to a 'wrap around' balcony plus additional windows provide good natural light. The kitchen is finished in a contemporary style with square edged worktops, stainless steel four burner gas hob, fan assisted double oven with grill beneath, extractor, integrated washer/dryer, dishwasher and fridge/freezer. Island providing extra worktop space, plenty of space for dining table and chairs, area for seating, pre-wired for TV, two radiators, modern lighting and contemporary decoration.

Balcony

An L shaped balcony with aspect east and south/west getting long periods of sunshine both morning and afternoon looking out over the river and mature grounds of the development and riverbank.

Bedroom 1
11'6" x 9'10" (excluding walk-in wardrobe) (3.52m x 3.0m (excluding walk-in wardrobe))

A good sized double bedroom. uPVC double glazed window to side with lovely river views. Laminate flooring, radiator, large walk-in wardrobe with two rails and additional shelving.

En-Suite Shower Room

Attractively finished and tiled. Comprising large satin chrome shower enclosure with rainfall shower attachment, wash hand basin and wc, both in white with chrome fittings. Mirror, with light, shaver point, extractor, column radiator.

Bedroom 2
11'3" (into recess) x 10'2" (3.45m (into recess) x 3.10m)

A second double bedroom. uPVC double glazed window with views looking out towards the grounds of the development and river. Laminate flooring, radiator, contemporary decoration, built-in wardrobe.

Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin and wc, both in white with chrome fittings. Mosaic effect tiling to splashback areas, tiled floor, column radiator, extractor, downlighting.

Outside

There are attractive well maintained grounds, outside bin store, allocated parking space near to the main entrance of the block plus some additional visitor spaces.

Lease Details
Lease 999 years from 2007.
Ground Rent £197 per annum.
Service Charge £2,230.07 p.a (2025)

Council Tax
Band E

Post Code
CF11 0AP

