



£175,000

Burford Gardens, Cardiff

Flat | 2 Bedrooms | 2 Bathrooms

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ESTABLISHED 1995

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Step Inside

Key Features

- No Onward Chain
- Allocated Parking
- Fantastic Location and Close to Local Amenities
- Close Access to M4 and City Centre
- Perfect First Time Buy or Investment Property
- Balcony with Stunning Waterfront View
- Secure Entry System
- EPC rating B

Property Description

Botham Williams is delighted to present this wonderful two bedroom property in the sought-after Cardiff Bay, offering a perfect blend of modern comfort and convenient city living. This property comes with the added benefit of no onward chain and is in a prime location with close proximity to the city centre and easy access to the M4. The property is also conveniently situated close to public transport stops which provide regular bus routes to both Cardiff Bay and Cardiff City Centre. Additionally, a train station, just a 10-minute walk away, offers frequent services to Cardiff, Barry, and the Valleys. The property is situated along a scenic bike route and features secure storage facilities for bicycles.

Main Particulars

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The property can be found on the first floor which allows for stunning views from your private balcony. It comprises two generously sized bedrooms, one with ensuite, family bathroom, kitchen and lounge with double doors leading to the balcony. The property benefits from gas central heating throughout and has recently had all internal spotlights converted to LED for minimum running costs.

Entrance

Upon entering through the main entrance, you encounter a hallway connecting to all rooms in the property. The space boasts exceptional storage options, including two generously sized cupboards—a rarity in properties of this kind

Kitchen/Lounge (7.62m x 3.35m)

The apartment showcases a modern and chic interior design, highlighted by an open-plan living area seamlessly connected to a well-appointed kitchen. The carpeted lounge features double PVC doors that lead to a private balcony and includes a window on the side aspect.

The kitchen is equipped with a 4-ring hob and a grill, with an oven underneath. It also boasts an integrated fridge freezer, dishwasher and washer/dryer machine. The window overlooking the rear aspect is positioned above a stainless steel 1.5 sink. Adding to the practicality of the space, the room is enhanced by easy-to-clean vinyl floor tiles.

Bedroom 1 (3.20m x 2.8m)

The main double bedroom offers the luxury of an en suite and generous built-in wardrobe space. Carpeted for comfort with wall mounted radiator beneath the UPVC window to front aspect.

En-suite (1.50m x 1.45m)

Accessed through Bedroom 1, the en suite is a well-appointed space featuring a WC, sink, and shower. A discreet opaque window on the front aspect ensures privacy while allowing natural light. The en suite is complemented by a wall-mounted towel rail and a mirrored vanity unit, with laminate wood-effect flooring adding a touch of warmth and practicality..

Bedroom 2 (2.37m x 3.56m)

The second double bedroom remains generously spacious. It features a window overlooking the rear aspect, providing natural light, and is equipped with a radiator for added comfort. Carpeted flooring for added comfort.

Bathroom (2.25m x 2.34m)

The primary family bathroom is both generously equipped and spacious, featuring a WC, sink, and bath. Enhancing its aesthetic appeal, the bathroom boasts wood-effect laminate flooring, and a discreet opaque window on the rear aspect ensures a balance of natural light and privacy.

Outside

The property comes with an allocated parking space with ample visitor spaces. A private balcony with stunning views of the waterfront and gardens. Secure access.

The service charge for 2023 was £1432.12

The ground rent for 2024 will be £197

There are 985 years left on the lease.



Telephone: 01446 488288



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