

Arundel Place

CITY GARDENS, CARDIFF, CF11 8HB

GUIDE PRICE £225,000

**Hern &
Crabtree**



Arundel Place

Set along a quiet residential street in the ever popular Grangetown area of Cardiff, this well presented two bedroom mid terrace house offers a considered balance of practicality and comfort, making it an appealing choice for first time buyers and investors alike.

The interiors have been carefully maintained, with a natural flow from the entrance hall through to the kitchen and living space, where light is drawn in from both front and rear aspects. The living room opens directly onto the garden, creating an easy relationship between inside and out.

Upstairs, two well proportioned bedrooms provide comfortable accommodation, complemented by a neatly appointed bathroom. The overall feel is one of a home that has been looked after with attention to detail, offering a straightforward move for a new owner. Off road parking for two vehicles.

Grangetown continues to attract buyers seeking proximity to Cardiff city centre, which lies within easy reach, along with Cardiff Bay's vibrant waterfront. Local amenities are close at hand, including independent shops, cafés and everyday conveniences. Green spaces such as Grange Gardens offer a welcome retreat, while well regarded local schools and convenient transport links, including nearby rail stations and road connections, make this a practical and well connected location for a range of lifestyles.



588.00 sq ft

Entrance

The property is entered through a double glazed PVC door to the front, opening into the entrance area. Staircase rising to the first floor with newel posts and spindles. Useful cupboard to one side, while a natural walkway leads through to both the kitchen and living room.

Kitchen

A double glazed window to the front provides natural light. The kitchen is fitted with a range of wall and base units with worktops over and under cupboard lighting. There is an integrated oven with electric hob and cooker hood above. Plumbing for washing machine. Space and plumbing for a slimline dishwasher. Space for a fridge freezer. Sink/drainage unit. Vertical radiator. Laminate flooring which continues seamlessly through to the living room. Breakfast bar style unit offers a peninsular area to the reception room.

Living Room

Double glazed sliding patio doors open directly onto the generous rear garden, drawing in light and providing an easy connection to outside space. The room continues the laminate flooring and offers an understairs storage cupboard along with a radiator.

Landing

Stairs rise from the entrance hall to the first floor landing, which provides access to all rooms and includes a balustrade and loft access hatch.

Bedroom One

Two double glazed windows to the front aspect. The room features a radiator, built in mirrored wardrobes, and an additional storage cupboard.

Bedroom Two

Two double glazed windows overlooking the rear garden. The room includes a radiator and fitted mirrored wardrobes.

Bathroom

A modern three piece suite in white comprising: panelled bath mixer tap and mains pressure shower over with glass screen, wash hand basin set into vanity unit and WC. Tiled walls and tiled flooring. Light up shaving mirror. Heated towel radiator. Extractor fan.

Front Garden

To the front is a storm porch. Garden to the front offers mature shrubs, hedgerow and a tree. The garden is finished with slate chippings and a paved pathway leading to the entrance.

Rear Garden

The landscaped rear garden offers a generous and thoughtfully arranged outdoor space. A paved patio leads to steps rising to a composite decked seating area, complemented by shrubs and flower borders. To the lower level, there is a further seating area laid with stone chippings.

Parking

Dedicated off road parking for two cars.

Additional Information

Freehold. Council Tax Band (Cardiff). EPC rating C.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



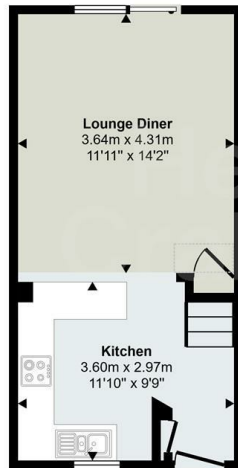
Good old-fashioned service with a modern way of thinking.



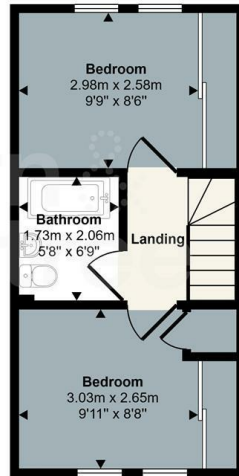
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
55 sq m / 588 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft



First Floor
Approx 28 sq m / 298 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

