

Blaise Place

CITY GARDENS, CARDIFF, CF11 6JR

OFFERS OVER £225,000

Hern &
Crabtree



Blaise Place

Nestled within the popular City Gardens development in Cardiff, this bright two-bedroom mid-terrace home dates from the early 1990s and is ideal for first-time buyers, investors, or those looking to downsize. The property offers off-road parking, a functional kitchen, and a light open-plan lounge/diner that opens onto a private garden. The house benefits from a gas combination boiler and wood laminate flooring along with double glazing.

City Gardens is conveniently located with easy access to the A48 and M4, making it a strong choice for commuters. It's also well placed for local amenities including supermarkets, parks, and reputable schools. Regular bus routes connect the area to Cardiff city centre and surrounding districts, while nearby is Canton, Victoria Park, and beyond. A practical home in a quiet residential cul-de-sac that also offers good rental potential.



602.00 sq ft

Entrance Hall

Welcoming entrance hall with wood laminate flooring, a radiator, and access to the kitchen and lounge/diner.

Kitchen

Positioned at the front of the property, the kitchen includes a double-glazed window, part tiled walls, and a range of base units with worktops. Fitted with a stainless steel sink and drainer with one bowl, space for a gas cooker, fridge/freezer, and plumbing for a washing machine. A brand new gas-certified boiler. Tiled flooring completes the space.

Lounge / Dining Room

Spacious lounge/dining area with double-glazed French doors opening onto the rear garden. Stairs rise to the first floor with a wooden handrail. The room is finished with wood laminate flooring and a radiator.

First Floor

Landing

Stairs rise from the lounge to a small landing, providing access to the bedrooms and bathroom.

Bedroom One

Double-glazed window, radiator, and wood laminate flooring. Includes a recessed area over the stairwell.

Bedroom Two

Double-glazed window, radiator, and wood laminate flooring.

Bathroom

(Currently undergoing refurbishment) Double-glazed obscure window to the front. Fitted with a bath, WC, wash hand basin, and radiator. Part tiled walls, vinyl flooring, and an airing cupboard provide practicality and storage.

Outside

Front Garden and Driveway

The property is set back with off-street parking and a driveway suitable for one to two vehicles. The front garden is finished with stone chippings and a pathway leading to a storm porch. Entry is via a double-glazed PVC door with a window insert.

Rear Garden

A private rear garden featuring a paved patio and lawn area, with gated access to the rear. Includes a timber shed offering additional storage.

Tenure

We have been advised this property is Freehold.

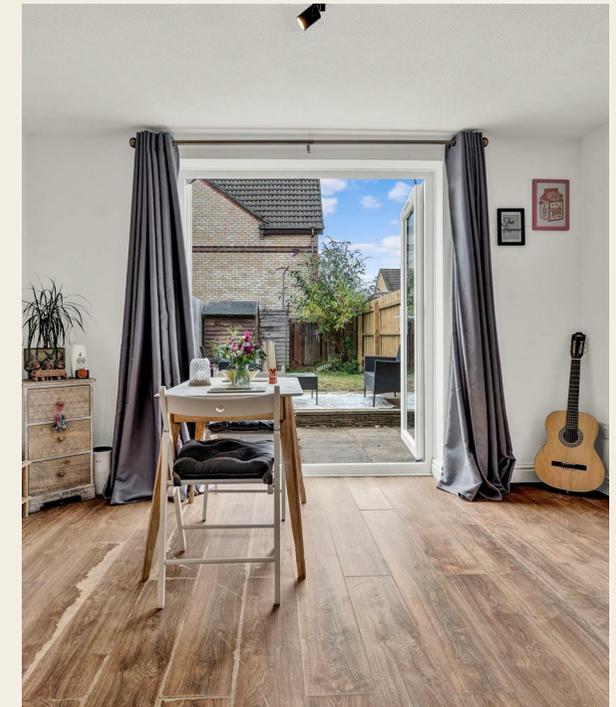
Additional Information

Council Tax Band D (Cardiff). EPC rating C. New boiler installed.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



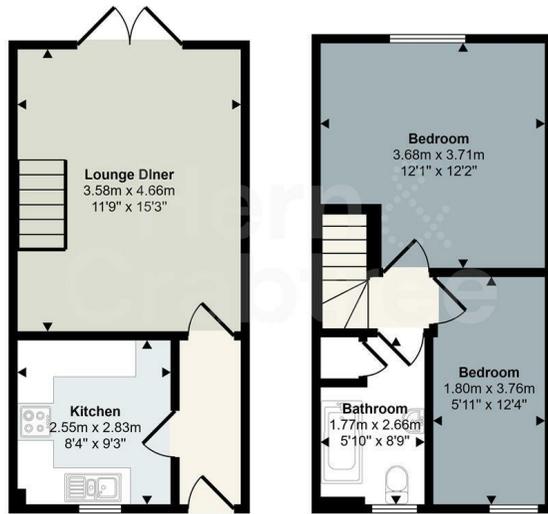
Good old-fashioned service with a modern way of thinking.



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		
		88
	69	
England & Wales		
		EU Directive 2002/91/EC



Approx Gross Internal Area
56 sq m / 602 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 28 sq m / 304 sq ft

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.



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.