

UNDER OFFER



Arundel Place

City Gardens, Cardiff, CF11 8DP

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GUIDE PRICE

£365,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,028 SQ FT

DETACHED HOUSE

FOUR BEDROOMS

PRIVATE DRIVEWAY

EXTENDED

TWO RECEPTION ROOMS



LIFE IS NOT A RACE.
BUT INDEED A JOURNEY.
BE HONEST. WORK HARD.
BE CHOOSY. SAY "THANK YOU".
"I LOVE YOU", AND "GREAT JOB".
TO SOMEONE EACH DAY.
LET YOUR HANDSHAKE MEAN
MORE THAN PEN AND PAPER.
DREAMING DOES MATTER.
IT ALLOWS YOU TO BECOME
THAT WHICH YOU ASPIRE TO.
APPRECIATE THE LITTLE THINGS
IN LIFE AND ENJOY THEM.
SOME OF THE BEST THINGS
REALLY ARE FREE.
DO NOT WORRY. TAKE TIME FOR
YOURSELF. - PLAN FOR LONGEVITY



THE PROPERTY

In the charming City Gardens area of Cardiff, this delightful detached house on Arundel Place offers a perfect blend of comfort and convenience. Spanning an impressive 1028 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and those seeking more space.

With four bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The property benefits from dedicated parking, a valuable asset in this bustling city. The surrounding area is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for those seeking a vibrant yet peaceful lifestyle.

This house presents a wonderful opportunity for anyone looking to settle in a desirable location in Cardiff. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.



ACCOMMODATION

KITCHEN 2.92m x 2.72m

DINING ROOM 2.92m x 2.62m

LOUNGE 4.70m x 2.97m

SITTING ROOM 3.18m x 4.80m

BEDROOM 1 2.59m x 4.04m

BEDROOM 2 2.01m x 2.97m

BEDROOM 3 2.84m x 2.54m

BEDROOM 4 1.75m x 2.54m

SCHOOL CATCHMENT

My English medium primary catchment area is Ninian Park Primary School My English medium secondary catchment area is Fitzalan High School My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

PROPERTY TYPE HOUSE - DETACHED

INTERNAL AREA 1,028 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 69 · POTENTIAL 75

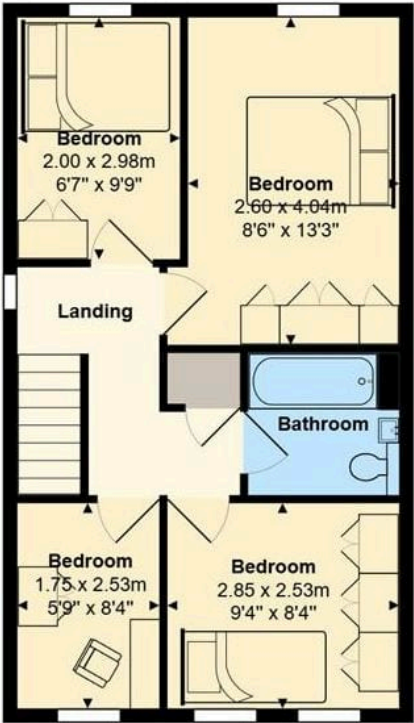
FLOORPLAN



Arundel Place

Total Area: 95.5 m² ... 1028 ft²

All measurements are approximate and for display purposes only





Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk