

FOR SALE

Burford Gardens

Cardiff, CF11 0AP

CARDIFF

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£169,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

667 SQ FT

TOP FLOOR (2ND) WATERFRONT
FLAT

2 DOUBLE BEDROOMS - MASTER
WITH WALK IN CLOSET

STUNNING WATER ASPECT

GAS CENTRAL HEATING

ALLOCATED & VISITOR PARKING

EXCELLENT ORDER - RECENTLY RE-
DECORATED THROUGHOUT

EN SUITE SHOWER ROOM &
BATHROOM

WEST FACING BALCONY
OVERLOOKING THE WATER

UPVC DOUBLE GLAZING

SUPERB LOCATION



THE PROPERTY

For sale with no on-going chain and immediate occupation is this waterfront top floor (2nd) spacious flat. Boasting uninterrupted water views from the lounge and master bedroom over the River Ely & beyond. Found in excellent order after having been completely redecorated throughout in neutral tones.

* * * BENEFITTING FROM A BRAND NEW ROOF (Summer 2026) * * * Located on the fringe of the City Center plus a short walk takes you into Penarth Marina and nearby is the Waterton Retail Shopping Park with 3 supermarkets nearby. Briefly comprising a communal entrance - intercom entry, hall, lounge open to fitted kitchen - integrated fridge, freezer, dishwasher, washer/drier plus built in double oven, hob & hood, master double bedroom with generous walk in closet plus stylish en suite shower room plus a second double bedroom and modern bathroom complete the accommodation.

Complimented with gas central heating and upvc double glazing plus a Westerly facing balcony overlooking the water. With an allocated parking space plus visitor parking spaces available. Viewing highly recommended.



ACCOMMODATION

COMMUNAL ENTRANCE

HALL

LOUNGE KITCHEN7.54m max x 3.35m

BEDROOM 13.18m x 2.77m

EN SUITE SHOWER ROOM

BEDROOM 23.48m x 2.34m

BATHROOM

GROUNDS

INFORMATION

PROPERTY TYPEFLAT - PURPOSE BUILT

INTERNAL AREA667 SQ FT

TENURELEASEHOLD

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

EPC RATING74 · POTENTIAL 77

FLOORPLAN





Paul Davies

SENIOR VALUER WHO FIRST STARTED OUR SALES OFFERING ...
PENARTH BRANCH

029 2041 5161

9A ROYAL BUILDINGS, VICTORIA ROAD, PENARTH, CF64 3ED

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, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk