



Hartley Place, City Gardens, Grangetown, Cardiff. CF11 8BN

- NO CHAIN
- 2 BEDROOMS
- END-OF-TERRACE
- ALLOCATED PARKING SPACE
- CORNER PLOT
- SUMMER HOUSE & SHED
- MODERN FITTED KITCHEN
- SOUTHWEST-FACING REAR GARDEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- POPULAR CITY GARDENS DEVELOPMENT



PROPERTY DESCRIPTION

Located on a desirable corner plot within the popular City Gardens development in Grangetown, this delightful 2-bedroom end-of-terrace house effortlessly combines modern comfort with inviting outdoor space. Featuring a stylish fitted kitchen, a bright reception room, and a sleek bathroom, this property benefits from gas central heating and uPVC double glazing throughout, ensuring year-round warmth and energy efficiency. The southwest-facing rear garden is a true highlight, offering a private and sunny retreat complete with a summer house and shed—ideal for relaxation or entertaining. With the added convenience of an allocated parking space and no onward chain, this home presents an excellent opportunity for first-time buyers or those seeking to downsize in a sought-after location.

Grangetown is a vibrant and well-connected area, close to the heart of the city while retaining a community feel. Residents enjoy easy access to local shops, schools, and parks, with excellent transport links making commuting straightforward. The City Gardens development is particularly popular for its modern homes and family-friendly atmosphere, making it a great place to settle down and enjoy all the amenities on offer.

Inside, the reception room welcomes you with ample natural light and space to create a comfortable living area. The contemporary fitted kitchen offers plenty of storage and workspace, perfect for preparing meals and entertaining guests. Both bedrooms provide good-sized accommodation, ideal for a small family, professionals, or those needing an additional room for guests or a home office. The modern bathroom features clean lines and contemporary fixtures for a stylish finish. Outside, the southwest-facing garden extends the living space with a peaceful and private outdoor area, enhanced by the summer house and additional shed for storage.



ROOM DESCRIPTIONS

Outside Front

Mainly laid to lawn; footpath made of paving slabs leads to front door; timber gate provides side access to Rear Garden

Entrance Porch

5' 8" x 3' 3" (1.73m x 0.99m) 5' 8" x 3' 3" (1.73m x 0.99m) Accessed via uPVC front door with obscured DG panels; laminate flooring; uPVC DG window to side

Living Room

13' 9" x 11' 9" (4.19m x 3.58m) Laminate flooring; radiator; stair case rises to First Floor; 2 x uPVC DG windows to front

Kitchen / Diner

13' 9" x 9' 4" (4.19m x 2.84m) Laminate flooring; radiator; modern fitted kitchen with matching wall and base units and worktops over and matching splash backs; inset stainless steel sink with stone surround/draining board and hose-style mixer tap; integrated Zanussi washing machine; integrated Bosch 4-ring electric hob with Bosch extractor hood over and tiled splash back; integrated Bosch electric fan-assisted oven; integrated Bosch coffee machine (currently out of order); integrated Bosch microwave; integrated fridge/freezer; uPVC DG window to rear; uPVC DG French Doors provide access to Rear Garden

First Floor Landing

6' 2" x 5' 10" (1.88m x 1.78m) Carpeted; storage cupboard housing gas central heating combi boiler: Worcester; access to both Bedrooms and Bathroom; access hatch to loft

Bedroom 1

13' 9" x 8' 4" (4.19m x 2.54m) Laminate flooring; radiator; storage cupboard over staircase; 2 x uPVC DG windows, one to front, one to side

Bedroom 2

7' 4" x 9' 4" (2.24m x 2.84m) Laminate flooring; radiator; uPVC DG window to rear

Bathroom

6' 2" x 6' 6" (1.88m x 1.98m) Vinyl flooring; ladder-style radiator; partly tiled walls; pedestal wash hand basin with mixer tap; WC; panelled bath with mixer tap; mains powered shower with dual heads; glazed shower screen; uPVC obscured DG window to rear

Rear Garden

Area laid to artificial lawn; step up to area laid to laid paving slabs; timber gate provides access to front of property; timber gate to rear provides access to allocated/numbered parking space

Summer House

9' 2" x 7' 6" (2.79m x 2.29m)

Timber Shed

5' 11" x 7' 9" (1.80m x 2.36m)

Parking Space

Located to the rear of the property and numbered to correspond to house number



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

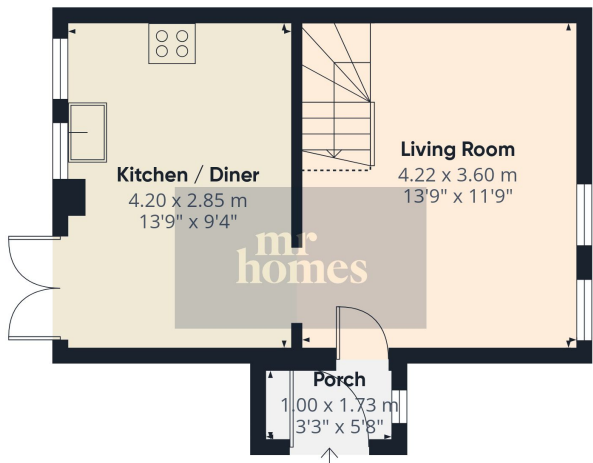
Mobile Signal

Please see Ofcom coverage checkers

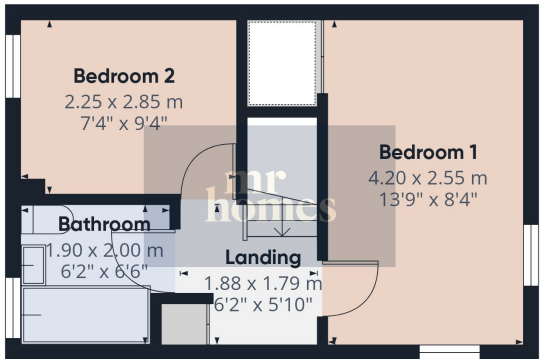
Construction Type

Standard





Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
53.2 m²
572 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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