

Asking Price £259,500 | Freehold

Osborne Square, City Gardens, Cardiff, CF11 8BG

MOGINIE JAMES







Key Features & Description

- Three-bedroom terraced house
- Overlooks enclosed gardens
- Kitchen with dining area
- Direct access to rear garden
- Enclosed rear garden with planting
- Separate garage plus parking area
- Neutral décor throughout
- Family bathroom with shower over bath
- Close to Grangetown and Canton amenities
- Good rail links to Cardiff Central
- EPC Rating C | Council Tax Band D

A beautifully positioned three-bedroom home in desirable City Gardens, directly overlooking central green space. Features a private garden with direct access to a separate brick garage and dedicated parking bay.

The ground floor comprises a single reception room with a practical layout for both seating and media, leading through to a kitchen/dining room. The kitchen provides fitted units, worktop space and tiled flooring, with space for freestanding appliances and a dining table, and benefits from direct access to the rear private garden, creating a straightforward everyday living and entertaining area. On the first floor there are three bedrooms and a family bathroom fitted with a white suite and shower over the bath, with tiled surrounds. Décor is neutral, offering a straightforward backdrop for a new owner to style to taste.

Externally, the property has a small private front garden and an enclosed private rear garden with planted borders and a path, together with the advantage of a separate garage and additional parking area. The outlook across the gardens at the front provides a pleasant setting and an open feel to the square.

Osborne Square is well placed for local amenities in Grangetown and Canton, including the shops, cafés and services along Clare Road and Cowbridge Road East, while Cardiff city centre is within easy reach for wider shopping, leisure and employment opportunities. Public transport links are strong, with Grangetown railway station around a 5 minutes walk, offering frequent services into Cardiff Central in just a few minutes and onward connections towards Newport, Swansea and Bristol, supplemented by regular local bus routes.



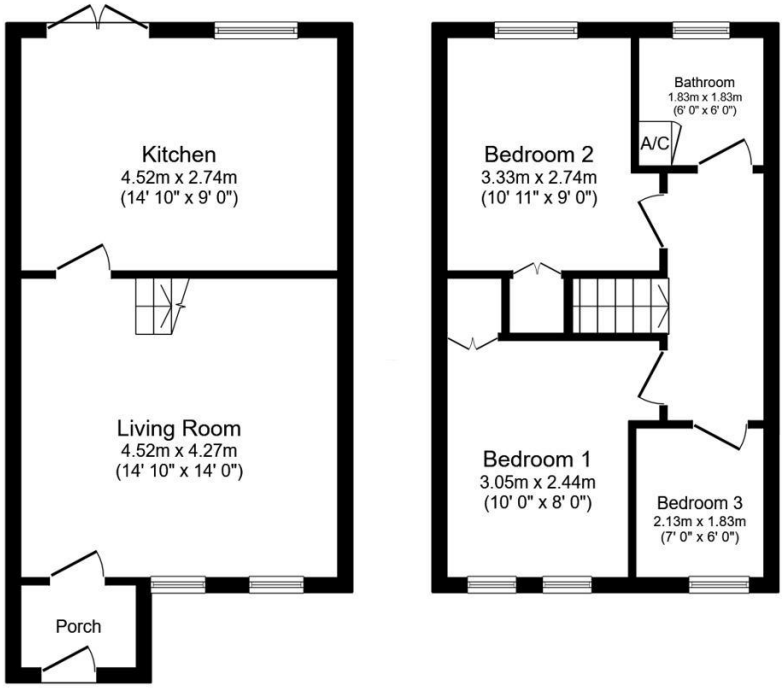



DIAGON ALLEY
SCHWINN IC8









Total floor area: 71.7 sq.m. (772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Moginie James.

MOGINIE JAMES

Pontcanna Sales
12 Sneyd St, Pontcanna, Cardiff CF11 9DL
T: 029 2034 4434 | pontcannasales@moginiejames.co.uk
moginiejames.co.uk