



**Orchard Place, Cardiff CF11 9DY**

welcome to

## Orchard Place, Cardiff

- Sought-After Pontcanna Location
- Walk to Cardiff City Centre
- Two Double Bedrooms
- Principal Bedroom with Ensuite
- Stylish Four-Piece Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£300,000**

### Hall

### Bedroom 1

11' 5" x 8' 2" ( 3.48m x 2.49m )

### Ensuite Shower Room

7' 10" x 5' 11" ( 2.39m x 1.80m )

### Bedroom 2

11' 2" x 10' 8" ( 3.40m x 3.25m )

### Bathroom

9' 10" x 8' 2" ( 3.00m x 2.49m )

### Lounge

13' 1" x 10' 5" ( 3.99m x 3.17m )

### Kitchen

13' 8" x 9' 2" ( 4.17m x 2.79m )



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#### Property Ref:

CTN110068 - 0004

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