

# 49 Nicholson Webb Close

Danescourt | Cardiff | CF5 2RL

Detached House | Asking Price Of £335,000



[mgy.co.uk](http://mgy.co.uk)

3 | 1 | 2 | 2

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

# PROPERTY DESCRIPTION

\* DELIGHTFUL THREE BEDROOM HOUSE \* BACKING ONTO WOODLAND \*

A well-presented and spacious three bedroom detached family house in the well-regarded area of Danescourt, conveniently located close to local amenities including shops, doctors, dentist and pharmacy, being a short distance from bus stops and train station. Entrance hallway, lounge with wood burner, spacious dining room, conservatory, modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Gas central heating, double glazing. Rear garden laid to lawn and backing onto wood land, driveway to the front and garage. EPC Rating: D.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 947 sq ft
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

## ENTRANCE PORCH

Approached via a upvc double glazed front door leading to the entrance porchway with windows to front, tiled flooring.

## ENTRANCE HALL

Approached via a upvc double glazed front door leading to the spacious entrance hallway, staircase to first floor, low level under stairs storage cupboard, window to side, laminate flooring, additional large storage cupboard and radiator.

## CLOAKROOM

Comprising low level W.C, corner wash hand basin, window to side, wall tiling to splash back area and tiled flooring.

## LOUNGE

13' 10" x 10' 6" (4.22m x 3.21m) Large picture window overlooking the front garden, modern 'Charnwood' cast iron wood burner with slate hearth, laminate flooring, radiator and double doors to dining room.

## DINING ROOM

13' 7" x 9' 1" (4.16m x 2.78m) An excellent sized family dining room with ample space for large family dining table, laminate flooring, radiator, door to kitchen and patio doors to conservatory.

## CONSERVATORY

8' 8" x 7' 10" (2.66m x 2.39m) Upvc double glazed conservatory overlooking the delightful rear garden, french doors to garden, tiled flooring and radiator.

## KITCHEN

11' 0" x 7' 5" (3.37m x 2.27m) Appointed along two sides in high gloss fronts with chrome bar handles, inset stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, integrated oven, space for fridge freezer, plumbing for dishwasher, matching range of eye level wall cupboards, door to rear garden, tiled flooring, window to side.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the spacious landing area, access to roof space and window to side. Airing cupboard housing the Worcester combi boiler with shelving.

### BEDROOM ONE

13' 3" x 10' 2" (4.06m x 3.12m) Overlooking the rear garden and woodland beyond, an excellent sized principle bedroom, radiator.

### BEDROOM TWO

14' 5" x 10' 3" (4.41m x 3.13m) Overlooking the entrance approach, a second good sized double bedroom, radiator.

### BEDROOM THREE

9' 3" x 6' 11" (2.82m x 2.13m) Aspect to front, large storage wardrobe with shelving and radiator.

### FAMILY BATHROOM

6' 2" x 6' 1" (1.90m x 1.87m) Modern white suite comprising low level W.C, vanity wash basin with storage below, panelled path with shower above, wall tiling to splash back areas, tiled flooring, radiator and obscure glass window to rear .

mgy.co.uk

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

**OUTSIDE**

**REAR GARDEN**

A delightful rear garden comprising key block patio/driveway area leading to garage and an area of lawn, rear area of decorative stones, timber lap fencing, rear gate giving access to woodland, side gate leaving to driveway.

**FRONT GARDEN**

Pathway to front, driveway to side, gate giving access to rear garden, hedgerow to front boundary.

**GARAGE**

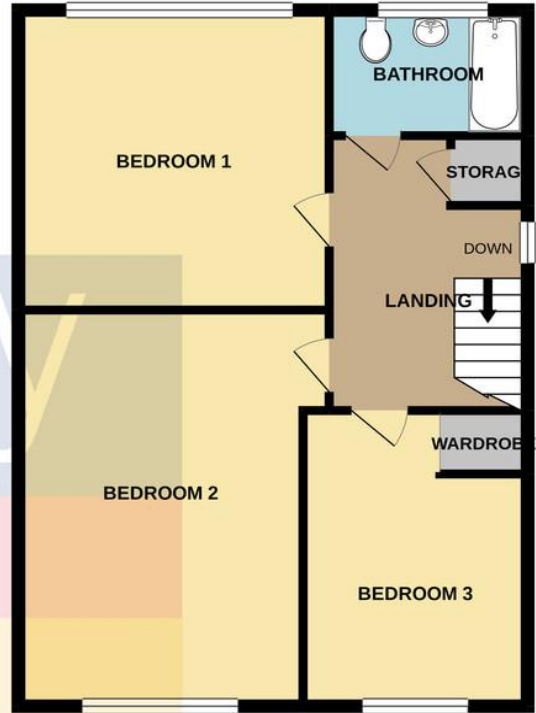
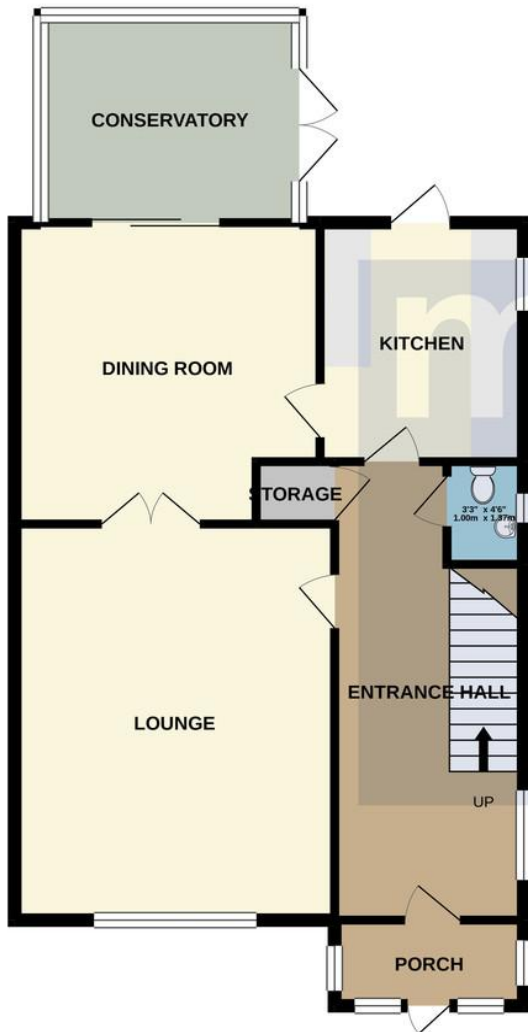
Detached single garage with up and over access door, power and lighting.



# FLOORPLANS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Radyr 029 2084 2124**  
6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.