

# 17 Nicholson Webb Close

Danescourt | Cardiff | CF5 2RL

**Semi Detached House | Offers In Excess Of £289,950**



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# PROPERTY DESCRIPTION

**\*\* THREE BEDROOM SEMI DETACHED FAMILY HOUSE \*\* GARAGE \*\***

A well presented semi detached family house in the desirable area of Danescourt, conveniently located close to local amenities including shops, doctors and pharmacy, being a short distance from bus stops and train station. Entrance hall, lounge, dining room, modern fitted kitchen. To the first floor there are three bedrooms and a modern family bathroom. Gas central heating. Lawned rear garden with keyblock patio, lawned garden to front and driveway leading to garage. EPC Rating: C

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 800 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 HALL

## LOUNGE

## DINING ROOM

## KITCHEN

## FIRST FLOOR LANDING

## BEDROOM ONE

## BEDROOM TWO

## BEDROOM THREE

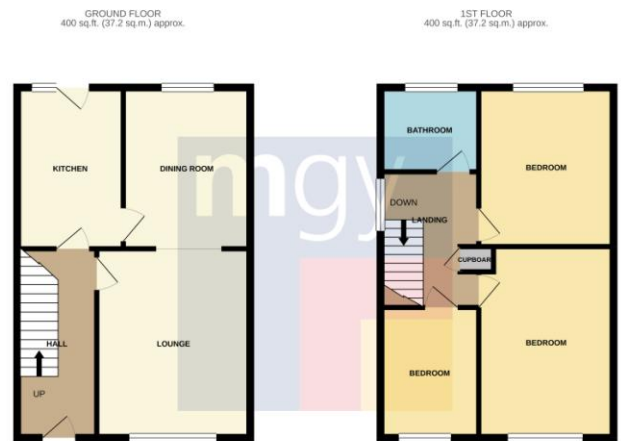
## FAMILY BATHROOM

## OUTSIDE

## REAR GARDEN

## FRONT GARDEN

## GARAGE



TOTAL FLOOR AREA: 800 sq ft (74.3 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, masses and other data are approximate and do not constitute a contract. The 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 70   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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