

2 Cranwell Close

Radyr Way | Cardiff | CF5 2EY

Semi-Detached House | Asking Price Of £349,950



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PROPERTY DESCRIPTION

**** FOUR BEDROOM SEMI DETACHED FAMILY HOME ** ATTRACTIVE REAR GARDEN **** A bright and spacious four bedroom semi detached family home in a desirable location being close to local amenities and the Danescourt railway station. Entrance hall, cloakroom, large lounge with French doors to the rear garden, spacious dining room, neat fitted kitchen. To the first floor there are four bedrooms and a modern family bathroom with shower. Gas central heating, double glazing. Attractive rear garden with lawn and patio, keyblock driveway to front. EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 948 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure centre close by which offers a variety of sporting facilities.

HALLWAY

Approached via a uPVC double glazed front door leading to the central entrance hallway, opening to kitchen, double opening doors to the dining room, laminate flooring and radiator.

CLOAKROOM

White suite comprising low level W.C, wash hand basin, window to side.

KITCHEN

7' 11" x 7' 9" (2.42m x 2.38m) Well appointed along three sides in light fronts beneath round nosed work

top surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with concealed cooker hood above, plumbing for washing machine, space for fridge freezer, space for slim line dishwasher, matching range of eye level wall cupboards, wall tiling to splash back areas, window to front and laminate flooring.

DINING/SITTING ROOM

15' 2" x 7' 5" (4.63m x 2.28m) Overlooking the entrance approach, a good sized versatile reception formally the garage with windows to front and side, laminate flooring and radiator.

LOUNGE

19' 8" x 14' 7" (6.01m x 4.47m) An excellent sized principal reception with window overlooking the rear garden and double opening French doors leading to the rear patio area, staircase to first floor, wall mounted gas fire, quality wood flooring and two radiators.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the first floor landing, access to roof space.

BEDROOM ONE

11' 4" x 10' 1" (3.46m x 3.09m) Overlooking the delightful rear garden, a good sized principal bedroom, wardrobes to one side, radiator.

BEDROOM TWO

10' 1" x 8' 1" (3.09m x 2.48m) Overlooking the entrance approach, a second double bedroom, airing cupboard housing the 'Vaillant' combination gas central heating boiler, radiator.

BEDROOM THREE

9' 4" x 8' 7" (2.85m x 2.62m) Aspect to rear, a third double bedroom, radiator.

BEDROOM FOUR

9' 4" x 7' 3" (max) (2.86m x 2.21m) Aspect to front, radiator.

FAMILY BATHROOM

6' 6" x 6' 1" (1.99m x 1.87m) White suite comprising low level W.C, wash hand basin, panelled bath with 'Mira' shower above, folding shower screen, obscure glass window to side, wall tiling to splash back areas, tiled flooring and radiator.

OUTSIDE

REAR GARDEN

An attractive rear garden with paved patio leading onto a shaped area of lawn with beds of plants and shrubs, slate chipping pathway leading to rear circulated paved patio, enclosed by fencing, timber storage shed, gate to side.

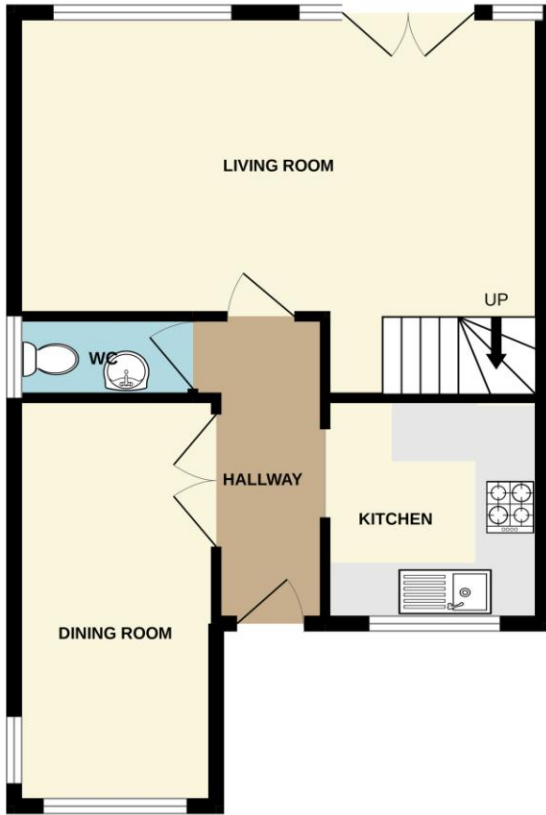
FRONT GARDEN

Wide key block driveway to front, path to side leading to gate, outside tap.

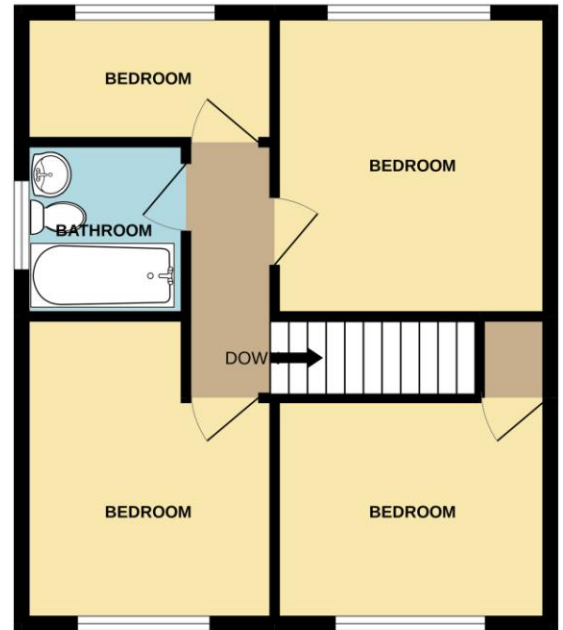


FLOORPLANS

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

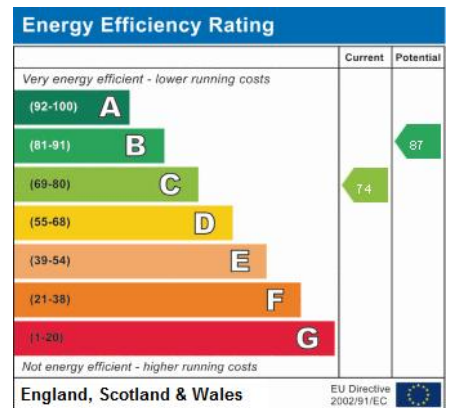


1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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.
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