

17 Hornchurch Close,

Cardiff, CF5 2PD

Offers In Excess Of

£199,950



Estate Agents and Chartered Surveyors



Semi-Detached House

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Property Description

**** TWO BEDROOM END TERRACE ** NO CHAIN **** A two bedroom end terrace family home in a convenient location being a short distance from local amenities and transport links. Entrance, lounge/diner, kitchen. To the first floor there are two bedrooms and a family bathroom. Gas central heating. Low maintenance paved and decorative stone garden. Allocated parking space. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 534 sq. ft.

Viewing Arrangements
Strictly by appointment

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE HALL

Approached via a upvc double glazed door, laminate flooring and door to lounge.

LOUNGE/DINER

13' 8" x 12' 2" (4.17m x 3.72m)
With patio doors to the rear garden, staircase to first floor, laminate flooring, radiator and door to kitchen.

KITCHEN

9' 0" x 6' 10" (2.76m x 2.10m)
Appointed along three sides in light fronts beneath work top surface, inset stainless steel sink with side

drainer, space for fridge, plumbing for washing machine, space for cooker, wall tiling, window to front, radiator and wall mounted Worcester gas central heating boiler.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space and airing cupboard housing the hot water cylinder.

BEDROOM ONE

9' 2" x 8' 11" (2.80m x 2.72m)
Overlooking the rear garden, wardrobe with sliding mirrored doors and radiator.

BEDROOM TWO

9' 1" x 5' 11" (2.78m x 1.81m)
Overlooking the entrance, radiator.

FAMILY BATHROOM

6' 1" x 6' 0" (1.87m x 1.83m)
Comprising low level wc, wash hand basin, panelled bath with

shower above, wall tiling to splash back areas, electric shaver point, obscure glass window and radiator.

OUTSIDE

REAR GARDEN

Low maintenance rear garden comprising paved patio and decorative stones, enclosed by timber fencing, timber shed and gate to side.

FRONT GARDEN

Lawn with pathway to front door. Side access leading to rear garden.

PARKING

One allocated parking space.

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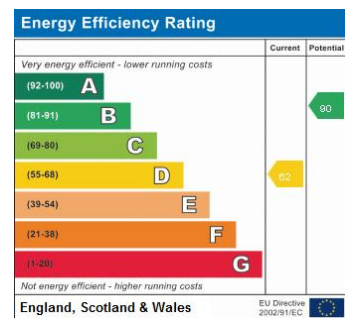
GROUND FLOOR
269 sq.ft. (24.9 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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