

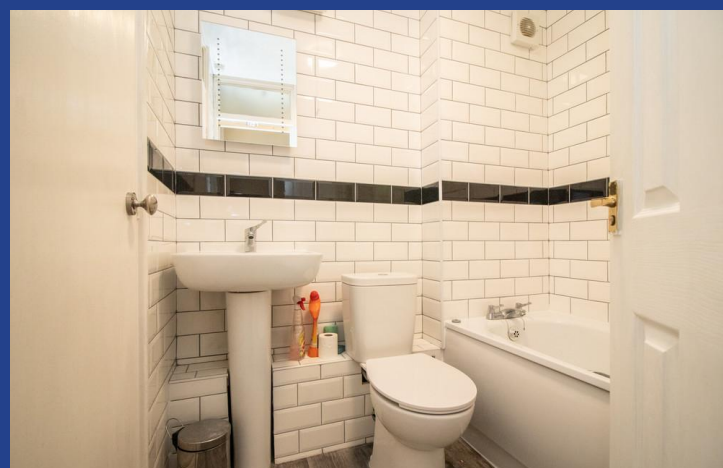
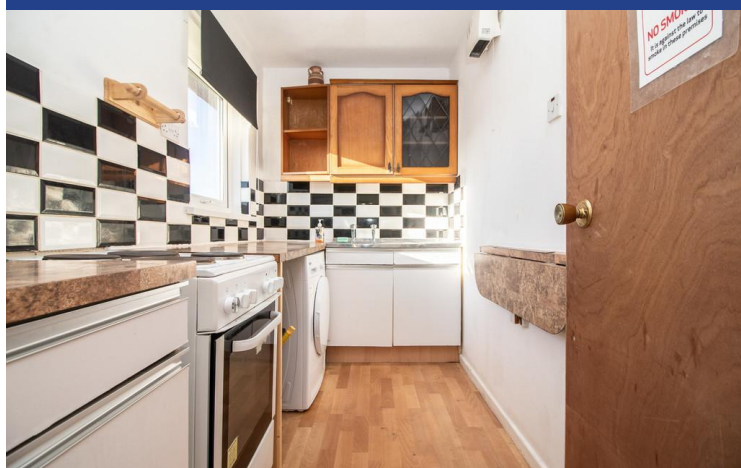
31 Edward Clarke Close, Danescourt, Cardiff, CF5 2RW



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£80,000



Studio Apartment



Property Description

**** IDEAL INVESTMENT OR FIRST TIME BUY ** NO CHAIN **** A conveniently located first floor studio flat being a short distance from bus routes, train station and local amenities. Entrance, open plan lounge and bedroom, neat fitted kitchen and a bathroom. Electric heating. Communal lawns and designated parking space. No chain. EPC Rating: D

Tenure Leasehold

Council Tax Band B

Floor Area Approx 279 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, 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.

GROUND FLOOR

COMMUNAL ENTRANCE

Doors to front and rear, carpeted hallways and stairs to first floor.

HALLWAY

Entered via wood grain effect entrance door, door to lounge/bedroom and bathroom.

LOUNGE AND BEDROOM

14' 6" x 10' 0" (4.43m x 3.07m)

Two uPVC double glazed windows to front. Electric heater. Door to kitchen.

KITCHEN

9' 2" x 7' 1" (2.81m x 2.18m)

uPVC double glazed window to front. Fitted kitchen with base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and

complementary work surfaces. Space for fridge/freezer and washing machine.

BATHROOM

Low level wc. Pedestal wash hand basin. Panelled bath. Part tiled walls. Electric heater. Extractor fan.

PARKING

One allocated parking space.

ADDITIONAL INFORMATION

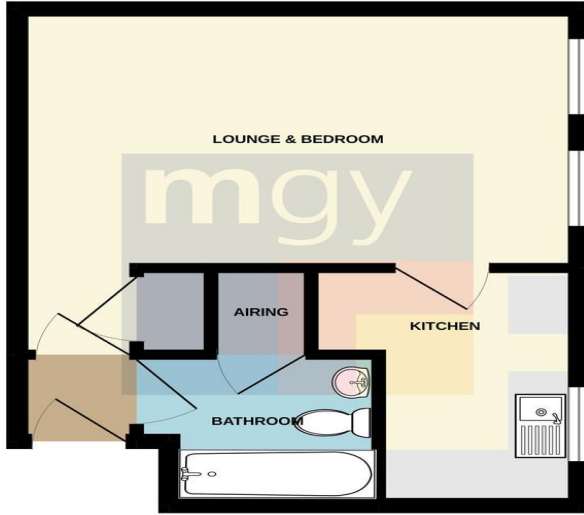
Lease 999 years from 1980. Service charge approx. £500 per annum.

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FIRST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 279 sq. ft. (25.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropac 03/2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



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