

# 3 Cranwell Close,

## Cardiff, CF5 2EY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£340,000**



Semi-Detached House

4

1

2

2

# Property Description

**\*\* NO CHAIN \*\* 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' 10" (2.42m x 2.39m)

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. Wall mounted 'Baxi' combi gas central heating boiler.

## DINING/SITTING ROOM

15' 0" x 7' 5" (4.58m x 2.28m)

Overlooking the entrance approach, a good sized versatile reception formally the garage and currently used as a dining room, with windows to front and side, laminate flooring and radiator.

## LOUNGE

19' 8" x 14' 6" (6.01m x 4.42m)

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.

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## FIRST FLOOR

### LANDING

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

Doors to all rooms.

### BEDROOM ONE

11' 4" x 10' 2" (3.47m x 3.10m)

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, large storage cupboard, radiator.

### BEDROOM THREE

9' 3" x 8' 6" (2.84m x 2.61m)

Aspect to rear, a third double bedroom, radiator.

### BEDROOM FOUR

9' 4" x 7' 3" (2.85m x 2.21m)

Aspect to front, radiator.

### FAMILY BATHROOM

6' 7" x 6' 2" (2.03m x 1.88m)

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 an area of lawn with beds of plants and shrubs, enclosed by fencing, wide side access, gate to side.

### FRONT GARDEN

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

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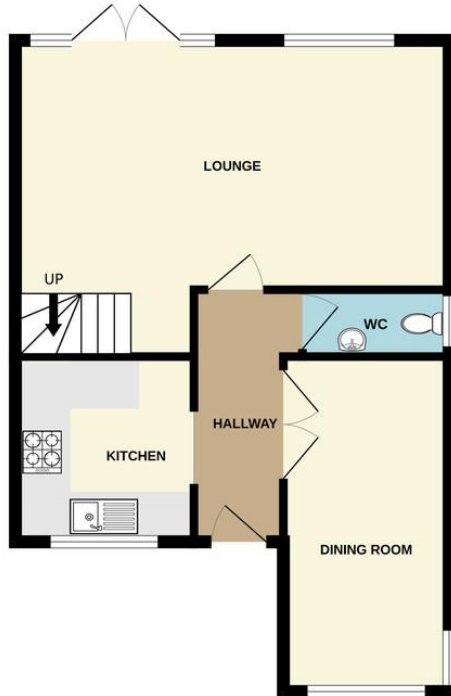


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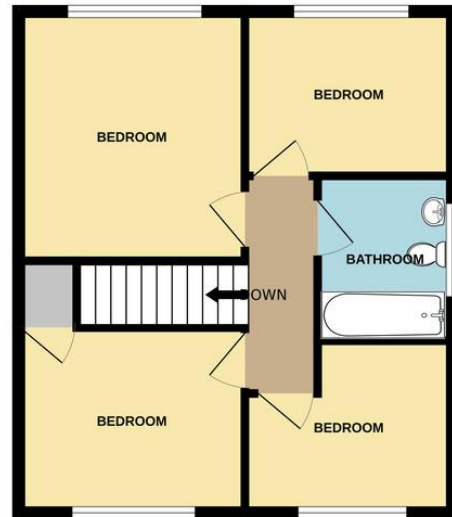


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GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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