

32 Beale Close,

Danescourt, Cardiff, CF5 2RU



Estate Agents and
Chartered Surveyors

Asking Price Of

£215,000



Semi-Detached Bungalow

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Property Description

We are acting in the sale of the above property and have received an offer of £215,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**** LARGE CORNER PLOT ** TWO BEDROOM SEMI DETACHED BUNGALOW **** A two bedroom semi detached bungalow on a large corner plot, in need of upgrade but offering excellent potential. Entrance hall, lounge, kitchen, two bedrooms and a family bathroom. Gas central heating. Lawned rear and side garden. Driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 471 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 HALLWAY

Approached via a uPVC entrance door leading to hallway. Access to loft.

LOUNGE

12' 2" x 11' 7" (3.71m x 3.54m)
French doors to rear garden. Radiator. Small storage cupboard.

KITCHEN

10' 9" x 7' 1" (3.29m x 2.17m)
Units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring gas hob. Matching range of eye level wall cupboards. Door to rear. Wall mounted gas central heating boiler.

BEDROOM ONE

11' 5" x 8' 11" (3.49m x 2.74m)
Aspect to front. Fitted wardrobe with sliding mirror fronted doors. Radiator.

BEDROOM TWO

10' 3" x 7' 2" (3.13m x 2.19m)
Overlooking the entrance approach. Radiator.

FAMILY BATHROOM

Comprising low level wc, wash hand basin and panelled bath.

OUTSIDE

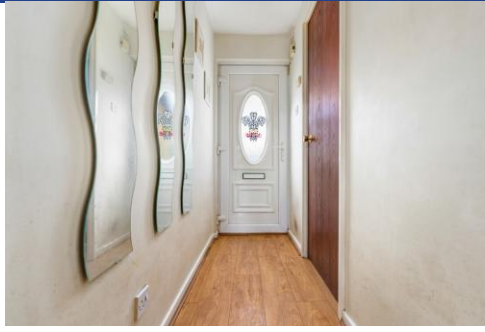
REAR AND SIDE GARDEN

Large rear and side garden comprising paved patio and lawn.

FRONT GARDEN

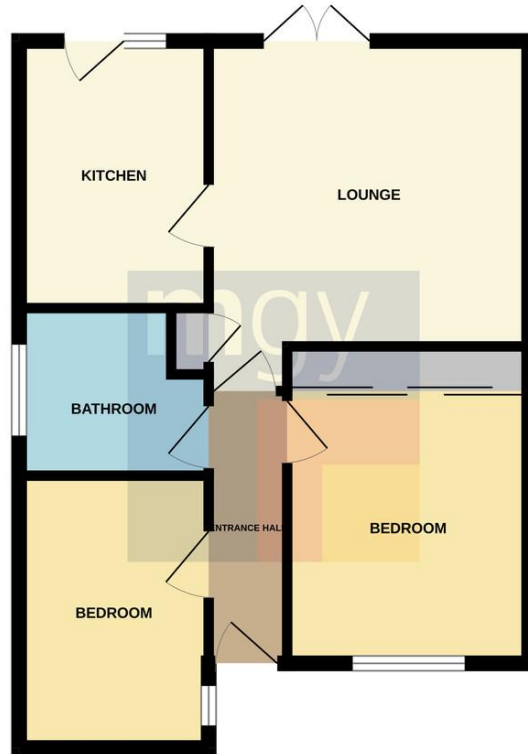
Lawned front garden, paved pathway to front door. Driveway to side and timber gate to rear and side garden.

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GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 471 sq.ft. (43.7 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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