11 Pace Close,

Danescourt, Cardiff, CF5 2QZ

Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000

Semi-Detached House

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Property Description

** SEMI-DETACHED FAMILY HOME IN DANESCOURT ** DETACHED GARAGE ** A semi-detached family home set in the popular area of Danescourt. The accommodation briefly comprises hallway, lounge, dining room, kitchen. Three bedrooms plus a family bathroom room and separate cloakroom to the first floor. Outside there are front and rear gardens, driveway and detached garage. Gas central heating. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 933 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 childs 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.

ENTRANCE
Entered via driveway with parking for approximately four vehicles in tandem. Pathway to front door. Laid to lawn with shrub and hedge borders.

HALLWAY
13' 2" x 6' 0" (4.02m x 1.85m)
Entered via uPVC double glazed front door with matching side window into hallway. Doors to lounge and kitchen. Stairs to first floor with under stair cupboard. Radiator.

LOUNGE
14' 5" x 11' 5" (4.40m x 3.48m)
uPVC double glazed window to front with lovely outlook. Feature fireplace with electric fire and granite hearth. Radiator. Opening to dining room.

DINING ROOM
12' 3" (3.742.85m
Double glazed window to rear. Radiator. Door to:

KITCHEN
11' 10" x 8' 9" (3.63m x 2.69m)
Fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Space for electric oven and hob with fitted extractor fan over. Space for fridge, freezer, dishwasher and washing machine. Tiled splash backs. uPVC double glazed window to side and external door and window to rear. Radiator. Wall mounted gas central heating boiler.

FIRST FLOOR LANDING
Doors to three bedrooms, bathroom and separate WC. Airing cupboard housing hot water tank and shelving. Loft access with pull down ladder (partly boarded). Radiator. uPVC double glazed window to side.

BEDROOM ONE
12' 5" x 11' 4" (3.79m to w'robes x 3.46m) max
uPVC double glazed window front. Fitted wardrobes. Radiator.

BEDROOM TWO
10' 5" x 9' 6" (3.19m to w'robes x 2.90m)
Double glazed window to rear. Fitted wardrobes to one wall. Radiator.

BEDROOM THREE
9' 7" x 7' 6" (2.93m x 2.30m)
uPVC double glazed window to front. Radiator. Fitted storage cupboard.

BATHROOM
6' 1" x 4' 10" (1.87m x 1.49m)
A modern panelled bath with electric shower over and glass screen. Vanity enclosed wash hand basin. Radiator. Double glazed window to rear. Fully tiled walls.

WC
6' 2" x 2' 9" (1.89m x 0.86m)
Modern low level WC. Fully tiled walls: double glazed window to rear.

OUTSIDE - REAR GARDEN
Mainly laid to lawn with paved patio area. Shrub borders. Outside tap. Boundary fence. Access to garage.

GARAGE
A single garage with up and over door. Light and power.

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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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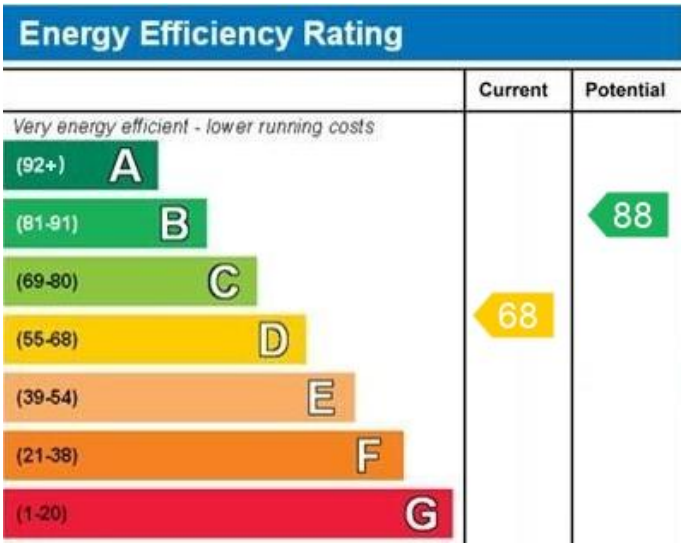

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