

6 De Braose Close, Cardiff, CF5 2DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi-Detached Property

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Property Description

**** THREE BEDROOM SEMI DETACHED WITH GARAGE ** NO CHAIN **** A bright and well presented three bedroom semi detached family home with garage, tucked away at the head of a quiet close with gardens front and rear. Entrance hall, lounge, dining room open with modern fitted kitchen. To the first floor are three bedrooms and a modern family shower room. Gas central heating, double glazing. Patio, composite decked and Astro turf rear lawn. Garden to front with driveway leading to garage. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 671 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 composite entrance door leading to the entrance hall. Low level storage.

LOUNGE

14' 1" x 13' 6" (4.31m x 4.14m)
With window overlooking the front garden, a good sized principal reception. Staircase to first floor. Wall mounted electric fire. Two radiators. Double doors opening to dining room.

DINING ROOM

10' 6" x 7' 1" (3.21m x 2.17m)
With patio doors to the rear garden, large archway to the kitchen. Radiator. Ample space for large family dining table.

KITCHEN

10' 6" x 6' 2" (3.21m x 1.88m)
Well appointed along three sides in high gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above

and oven below. Integrated fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Window overlooking the rear garden. Tiled flooring.

FIRST FLOOR

LANDING

Approached via an open thread, carpeted staircase leading to the central landing area. Airing cupboard with radiator also housing the 'Worcester' combi gas central heating boiler.

BEDROOM ONE

11' 6" x 8' 5" (3.52m x 2.59m)
Overlooking the front garden and quiet close, a good sized principal bedroom. Built in wardrobe. Radiator.

BEDROOM TWO

9' 5" x 5' 9" (2.88m x 1.77m)
Overlooking the rear garden. Radiator.

BEDROOM THREE

7' 6" x 6' 7" (2.31m x 2.03m)
Aspect to rear. Radiator.

FAMILY SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome twin head shower above. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful rear garden comprising paved patio leading onto an area of Astro turf lawn with neat borders of plants and shrubs. Rear composite decked relaxation area. The garden is enclosed by timber fencing with a timber gate to side. Outside light. Outside tap.

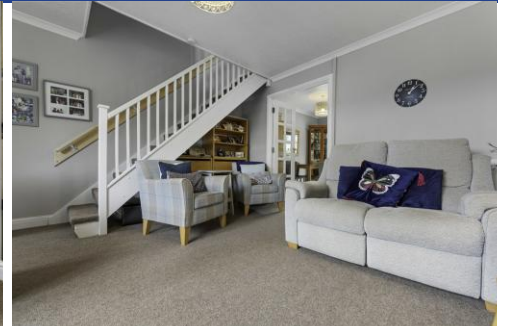
FRONT GARDEN

A beautifully maintained front garden with paved path to front and side. Area of Astro turf lawn. Ideal relaxation in the quiet close and to enjoy the front south westerly aspect. Driveway leading to garage.

GARAGE

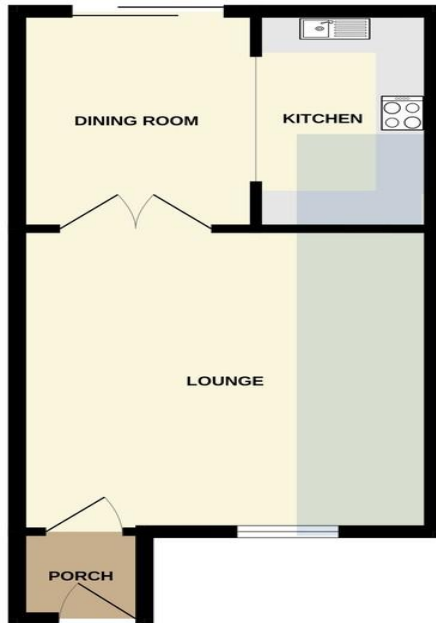
18' 2" x 8' 11" (5.56m x 2.74m)
With roller shutter door. Power and lighting. Window to side.

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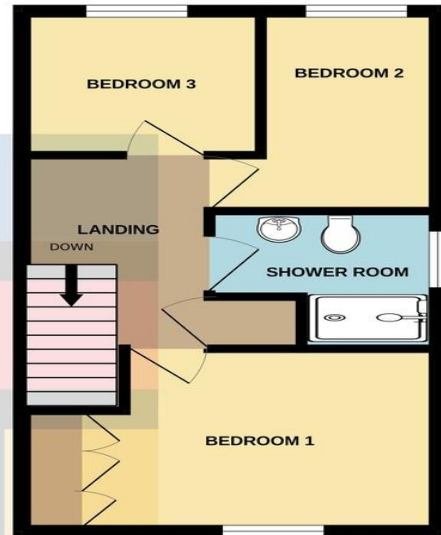


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GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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