

# Beale Close,

## Danescourt, Cardiff, CF5 2RU



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£350,000**



Semi-Detached Property

4

2

3

3

# Property Description

**\*\* EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME \*\* THREE TOILETS \*\* SOUTH WEST FACING GARDEN \*\*** A bright and spacious, extended four bedroom semi-detached family home in the sought after area of Danescourt, being in walking distance to local amenities and Danescourt train station. Entrance hall, bright lounge, spacious dining room, neat fitted kitchen, utility room and cloakroom, study/playroom with additional door to front. To the first floor are four good sized bedrooms, bedroom one with ensuite shower room and a separate family bathroom. Gas central heating (Worcester boiler under warranty). Double glazing. Well maintained, tiered south west facing rear garden comprising paved patio and lawn. Keyblock driveway to front with space for two cars. EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1119 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, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

## ENTRANCE HALLWAY

Approach via a uPVC entrance door leading to entrance hallway. Built in storage.

## LOUNGE

14' 2" x 13' 7" (4.33m x 4.16m)  
Overlooking the entrance approach, a good sized principal reception. Staircase to first floor. Quality laminate flooring. Radiator. Double doors opening to....

## DINING ROOM

13' 6" x 10' 5" (4.14m x 3.20m)  
An excellent sized family dining room with ample space for large family dining table. Opening to kitchen. Quality laminate flooring. French doors to rear garden. Radiator.

## KITCHEN

12' 9" x 8' 4" (3.91m x 2.56m)  
Well appointed along three sides in wood grain effect fronts with chrome bar handles beneath round nosed worktop surfaces. Inset stainless 1.5 bowl sink with side drainer. Inset five ring gas hob with cooker hood above and oven below. Space for fridge freezer. Wall mounted 'Worcester' combi gas central heating boiler. Door to patio. Window overlooking the rear garden. Tiled splash back. Tiled flooring. Open to dining room. Door to utility room.

## UTILITY ROOM

11' 9" x 6' 9"(max) (3.60m x 2.07m)  
With units and worktop to one side. Plumbing for washing machine and space for tumble dryer. Quality laminate flooring.

## CLOAKROOM

Comprising low level wc, wash hand basin. Chrome heated towel rail.

## STUDY/PLAYROOM

11' 6" x 6' 8" (3.51m x 2.05m)  
With uPVC double glazed door and side window to front. A versatile reception. Quality laminate flooring. Radiator.

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## FIRST FLOOR

### LANDING

Approached via an open thread, carpeted staircase leading to the large central landing area. Access to part boarded roof space via a retractable ladder. Storage cupboard with shelving. Radiator.

### BEDROOM ONE

13' 8" x 8' 5"(max) (4.18m x 2.59m)

Overlooking the entrance approach. Open wardrobe space with hanging rail. Additional over stair storage. Radiator.

### ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, corner shower cubicle with multi jet shower. Tiled flash back.

### BEDROOM TWO

8' 5" x 8' 0" (2.59m x 2.44m)

Overlooking the attractive rear garden, a second double bedroom. Radiator.

### BEDROOM THREE

11' 11" x 6' 8"(max) (3.64m x 2.05m)

Aspect to rear. Radiator.

### BEDROOM FOUR

11' 5" x 6' 7" (max)(3.50m x 2.03m)

Aspect to front. Radiator.

### FAMILY BATHROOM

9' 6" x 4' 10" (2.92m x 1.48m)

Quality white suite comprising low level wc, wash hand basin, p-shaped bath with chrome shower above and swivel shower screens tiled splash back. Obscured glass window to rear. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

An attractive south west facing rear garden over two tiers with neat beds of plants such as roses, lavender, jasmine and honeysuckle, plus plum and apple trees, with an area of well manicured lawn. Additional paved patio area. Enclosed by timber fencing.

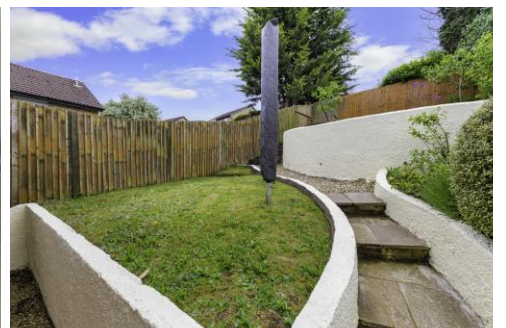
### FRONT GARDEN

Wide keyblock driveway to front with space for two cars with borders of plants and shrubs. Paved steps to front door.

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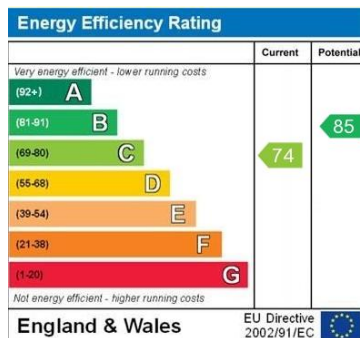
GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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