

2 Beale Close, Cardiff, CF5 2RU



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi-Detached property



Property Description

****SEMI-DETACHED PROPERTY**THREE BEDROOMS**SOUGHT AFTER LOCATION**** Beautifully presented three bedroom semi-detached property in the sought after area of Danescourt. Entrance hallway, LOUNGE, kitchen/dining room, WC. To the first floor are two spacious double bedrooms, a third bedroom and family bathroom. South facing rear garden and driveway for two cars. EPC rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1036 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

ENTRANCE

ENTRANCE HALLWAY

16' 7" x 6' 0" (5.07m x 1.84m)
Entered via a uPVC door with obscured glass panels, a bright, spacious hallway. Two storage cupboards, understairs cupboard doors leading to all rooms. Stairs to first floor.

CLOAKROOM

5' 2" x 2' 7" (1.58m x 0.8m)
Modern white suite, low level WC, wall hung wash hand basin, obscured glass window to side.

LOUNGE

13' 10" x 10' 5" (4.24m x 3.18m)
A good sized, family lounge. Quality laminate flooring, radiator. uPVC window to front.

KITCHN/DINING ROOM

16' 7" x 13' 5" (5.08m x 4.11m)
Appointed along three walls, an open, modern kitchen. Eye and low level cupboards beneath laminate worktops, breakfast bar, space for cooker, washing machine, dishwasher and American fridge freezer. Stainless steel sink with dual taps and drainer. Vinyl flooring. 'Valliant' combi boiler on wall. Space for dining table. uPVC door and window to rear.

FIRST FLOOR

LANDING

A spacious, light landing. Obscured glass window to side. Doors leading to all rooms.

BEDROOM ONE

13' 8" x 10' 3" (4.17m x 3.14m)
A spacious principal bedroom with space for large wardrobes. Radiator. Window overlooking rear garden.

BEDROOM TWO

14' 3" x 9' 8" (4.36m x 2.96m)
A second, spacious double bedroom with modern, white wardrobes. Radiator. uPVC window to front.

BEDROOM THREE

9' 4" x 6' 9" (2.86m x 2.08m)
Window to front, a third bedroom, built in shelving. Radiator.

FAMILY BATHROOM

8' 7" x 6' 0" (2.63m x 1.83m)
A beautifully presented, family bathroom. Modern white suite with low level WC, modern bath with chrome mixer tap and shower hand held shower, sink with chrome mixer tap and vanity, separate shower cubicle with glass doors, chrome double headed shower, full wall tiling. Heated towel rail. Obscured glass window to rear.

OUTSIDE

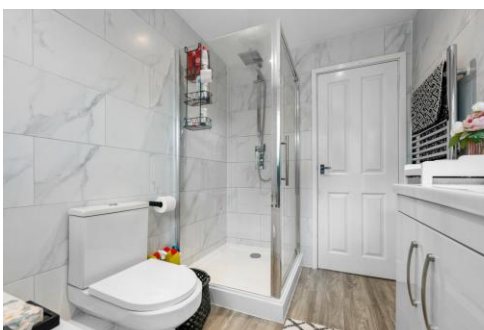
REAR GARDEN

South facing rear garden bordered by timber fence and bamboo. Paved patio area, slate chipping, plant area. Side area with outside tap. Large wooden shed, additional metal shed, wooden gate to side.

FRONT

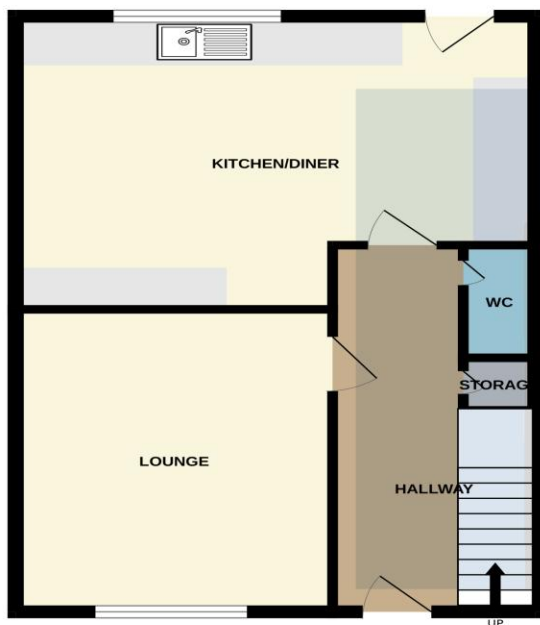
Lawn area, driveway for two cars. Pathway leading to open porch area.

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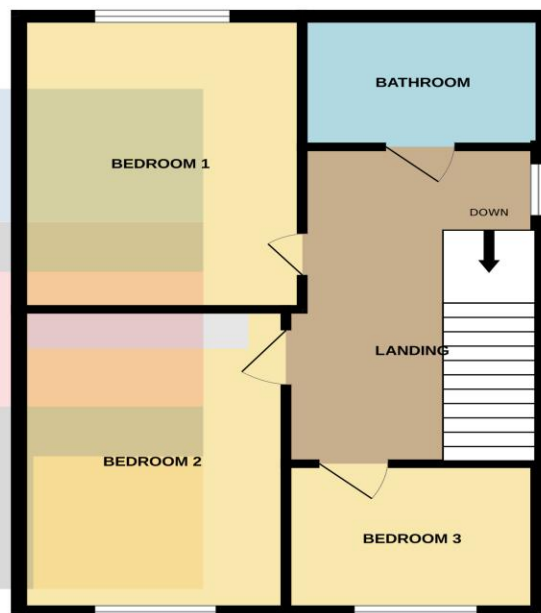


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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



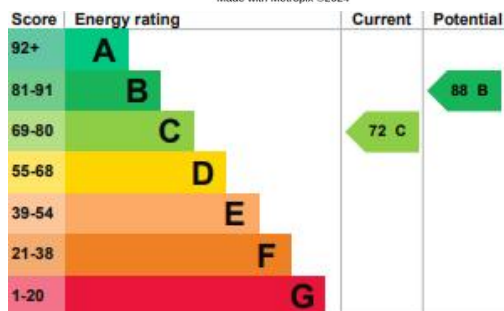
1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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