

# 22 Pace Close, Cardiff, CF5 2QZ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£395,000**



Detached Property

4

1

2

2

# Property Description

**\*\* FOUR BEDROOM LINKED DETACHED FAMILY HOME \*\*  
GARAGE \*\* NO CHAIN \*\*** A bright and spacious four bedroom garage linked-detached family house in the sought after area of Danescourt, being close to local amenities and transport links. Entrance hallway, cloakroom, spacious lounge, a good sized dining room with folding doors to the rear garden, neat fitted kitchen. To the first floor are four good sized bedrooms and a modern family shower room. Gas central heating. Double glazed windows. Paved patio and lawn to rear. Lawn and paved driveway to front leading to the long garage. EPC Rating: TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx 1061 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, 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 spacious hallway. Window to front. Staircase to first floor. Low level under stairs storage cupboard. Radiator. Stairlift to remain.

## CLOAKROOM

White suite comprising low level wc, wash hand basin. Obscured glass window to side. Tiled flooring. Tiled splash back.

## LOUNGE

14' 5" x 13' 0" (4.41m x 3.97m)

An excellent sized principal reception with large picture window to the front. Feature stone fireplace with feature living flame gas fire. Radiator. Opening to dining room.

## DINING ROOM

12' 2" x 10' 11" (3.73m x 3.35m)

With folding doors to the rear garden, an excellent sized family dining room. Radiator. Door to kitchen.

## KITCHEN/BREAKFAST ROOM

11' 10" x 8' 10" (3.61m x 2.70m)

With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for washing machine. Plumbing for dishwasher. Tiled splash back. Worktop breakfast bar. Door to rear garden. Window to rear and side. Tiled flooring. Radiator. Concealed 'Vaillant' gas central heating boiler.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.

### BEDROOM ONE

15' 3" x 10' 7" (4.67m x 3.25m)

Overlooking the lawned front garden, an excellent sized principal bedroom. Radiator.

### BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.06m)

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

### BEDROOM THREE

10' 8" x 9' 3" (max) (3.26m x 2.84m)

Aspect to front. Built in wardrobe with hanging rail and shelving. Radiator.

### BEDROOM FOUR

9' 4" x 6' 10" (2.85m x 2.10m)

Aspect to rear, a good sized fourth bedroom. Radiator.

### FAMILY BATHROOM

6' 1" x 6' 1" (1.87m x 1.87m)

A modern family bathroom with white suite comprising large shower cubicle with chrome shower. Vanity wash basin with storage below and low level wc. Tiled and acrylic splash back. Obscured glass window. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

An attractive rear garden comprising large paved patio leading up onto an area of lawn with neat borders of plants, shrubs and conifer hedge. Timber storage shed to side. Paved pathway to side leading to gate giving access to front. Outside tap.

### FRONT GARDEN

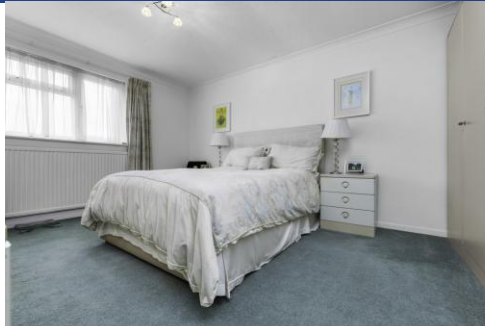
With cobble style driveway and pathways to front. Area of lawn with low level brick wall. Edges of plants and shrubs.

### GARAGE

25' 9" x 8' 3" (7.87m x 2.54m)

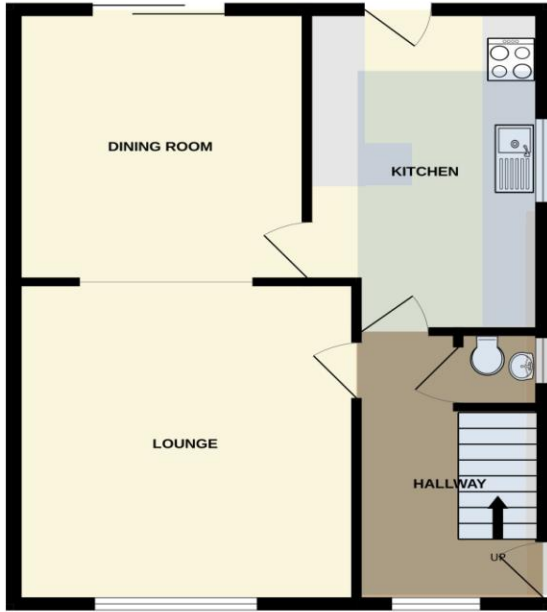
A long single garage with up and over access door. Power and lighting. Obscured glass window to rear. Door to rear garden.

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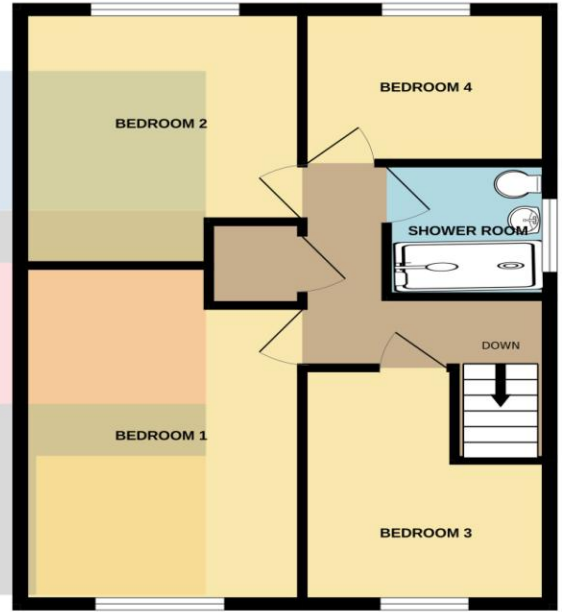


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GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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