

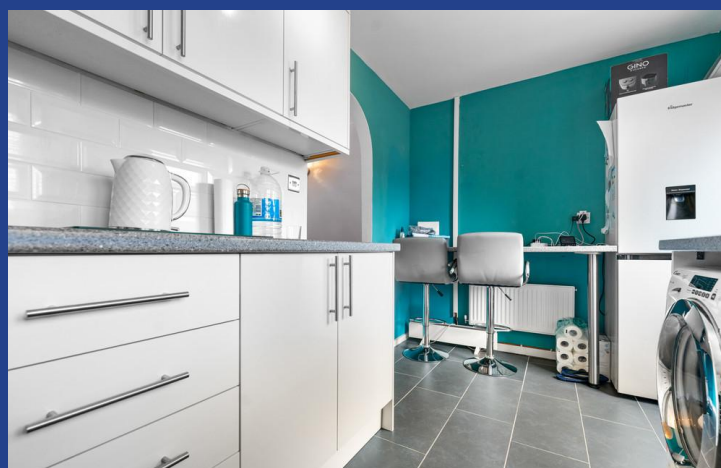
31 Hornchurch Close, Llandaff, Cardiff, CF5 2PD



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



End of Terrace Property

2

1

1

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Property Description

**** TWO BEDROOM END TERRACE ** REAR, SIDE & FRONT GARDENS ** TWO CAR SIDE BY SIDE PARKING **** A well presented two bedroom end terrace family home in a convenient location being a short walking distance from local amenities and train station. Entrance hall, lounge/diner, modern fitted kitchen and breakfast room. To the first floor are two bedrooms and a modern family bathroom. Gas central heating, modern uPVC windows (fitted approx Dec 2022). Low maintenance rear and side gardens, area of lawn to front and a two car side by side driveway. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

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 hallway. Staircase to first floor. Laminate flooring. Door to lounge.

LOUNGE/DINER

15' 4" x 12' 11" (4.68m x 3.96m)
Overlooking the lawned front garden, ample space for seating and dining table. Radiator. Archway to kitchen.

KITCHEN AND BREAKFAST ROOM

12' 11" x 7' 2" (3.96m x 2.19m)
Well appointed along three sides in white high gloss fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Worktop breakfast bar area. Concealed 'Worcester' combi gas central heating boiler. Window to rear. Door to rear. Tiled splash back. Tiled flooring. Radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Window to side. Linen storage cupboard with shelving.

BEDROOM ONE

12' 11" x 10' 5" (max) (3.95m x 3.19m)
Overlooking the lawned front garden, a good sized principal bedroom. Radiator.

BEDROOM TWO

11' 9" x 6' 4" (3.60m x 1.95m)
Aspect to rear. Access to roof space. Radiator.

FAMILY BATHROOM

6' 2" x 6' 2" (1.90m x 1.89m)
White suite comprising low level wc, wash hand basin, panelled bath with 'Mira' electric shower above and glass swivel shower screen. Full wall tiling. Tiled flooring. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

Paved patio garden with rear low level area of artificial lawn ideal for clothes drying. Enclosed by timber fencing and brick wall. Outside tap. Outside lighting. Gate to side garden.

SIDE GARDEN

Enclosed side garden with timber entrance gates from side and front. Area of loose decorative stones.

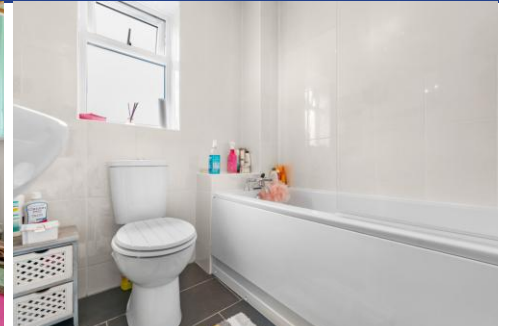
FRONT GARDEN

Area of lawn to front.

PARKING

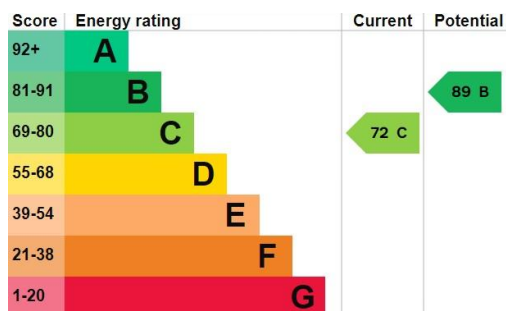
Two parking spaces.

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FLOORPLAN TO FOLLOW



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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