

93 Beale Close,

Cardiff, CF5 2RU



Estate Agents and
Chartered Surveyors

Asking Price Of

£225,000



Mid Terraced House

2

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Property Description

**** IDEAL FIRST TIME BUY OR INVESTMENT ** NO CHAIN **** A modern, mid terraced two bedroom house in a popular location in Danescourt. The property briefly comprises entrance hallway, lounge and kitchen/diner. To the first floor there are two double bedrooms and bathroom. The property benefits from a tiered rear garden and off road parking to the front. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 602 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

Paved steps leading up to the front door.

ENTRANCE PORCH

Entered via uPVC double glazed door. Cupboard housing fuse board, gas and electric meters. Wooden door to lounge.

LOUNGE

11' 9" x 15' 9" (3.60m x 4.82m)
uPVC double glazed window to front. Radiator. Stairs rising to first floor. Door to kitchen.

KITCHEN/DINER

8' 9" x 11' 9" (2.69m x 3.59m)
uPVC double glazed window to rear, plus uPVC double glazed door to garden. Kitchen appointed along two sides with a range of base and eye

level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor over. Space for fridge/freezer and washing machine. Part tiled walls. Space for table and chairs.

FIRST FLOOR

LANDING

Access to loft space. Doors to two bedrooms and bathroom.

BEDROOM ONE

8' 10" x 11' 9" (2.70m x 3.60m)
uPVC double glazed window to rear overlooking the garden. Radiator.

BEDROOM TWO

8' 10" x 11' 10" (2.71m x 3.61m)
uPVC double glazed window to front, a second double bedroom. Radiator.

BATHROOM

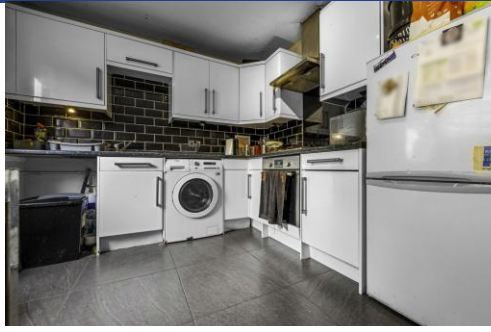
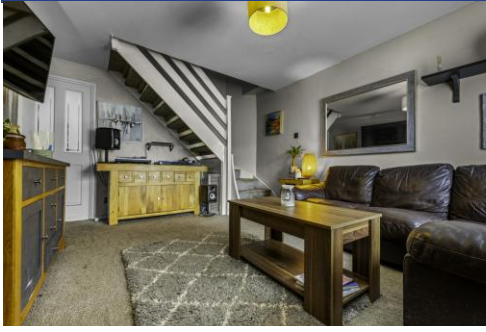
4' 5" x 8' 3" (1.37m x 2.52m)
A three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with shower over. Fully tiled walls and floor. Heated towel radiator.

OUTSIDE

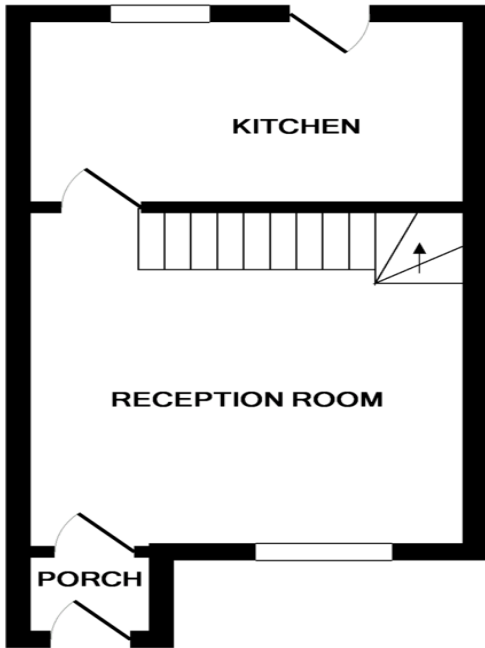
REAR GARDEN

An enclosed and tiered rear garden with decking areas. Shrub and flower borders.

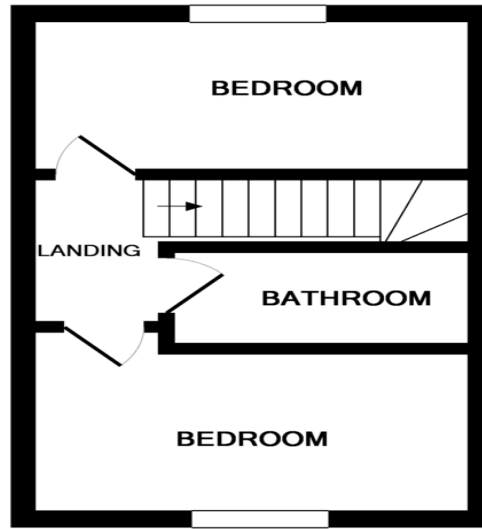
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



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