

18 De Braose Close,

Cardiff, CF5 2DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£245,000



Semi Detached Property

2

1

1

2

Property Description

**** TWO BEDROOM SEMI DETACHED ** POPULAR LOCATION**

****** A well presented two double bedroom semi detached family home in the sought after area of Danescourt, being close to amenities and transport links. Entrance porch, lounge, modern fitted kitchen/breakfast room and conservatory. To the first floor are two double bedrooms and a modern family bathroom with shower over bath. Gas central heating, uPVC double glazing. Lawn and decked relaxation rear garden. Driveway to front. EPC Rating: TBC

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 local shopping precinct, doctors and dentist surgeries, a child's play area, coffee shop and nursery, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the entrance porchway.

LOUNGE

15' 10" x 11' 9" (4.83m x 3.59m)
With window overlooking entrance approach. Laminate flooring. Radiator. Door to kitchen.

KITCHEN/BREAKFAST ROOM

With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for wash machine. Laminate flooring. Patio doors to conservatory.

CONSERVATORY

11' 1" x 9' 9" (3.39m x 2.98m)
Upvc double glazed conservatory with patio doors to rear garden. Tiled flooring. Power and lighting.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

11' 9" x 8' 10" (3.59m x 2.70m)
Aspect to rear, a good sized primary double bedroom. Radiator.

BEDROOM TWO

11' 9" x 7' 3" (3.59m x 2.23m)
Aspect to front, a good sized double bedroom. Radiator.

FAMILY BATHROOM

8' 4" x 4' 4" (2.55m x 1.34m)
Modern fitted bathroom with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Mira' shower above. Full wall tiling. Tiled flooring. Extractor fan. Obscured glass window to side. Chrome heated towel rail. Airing cupboard housing the combi gas central heating boiler.

OUTSIDE

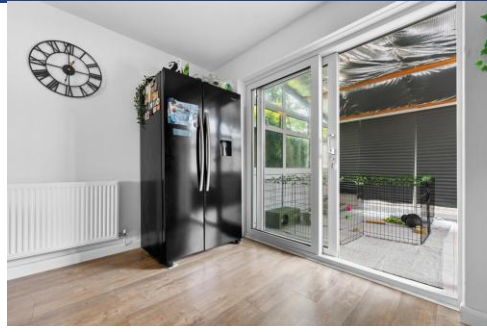
REAR GARDEN

A delightful south west facing rear garden comprising lawn and raised deck relaxation area. Paved area to side. Outside tap.

FRONT GARDEN

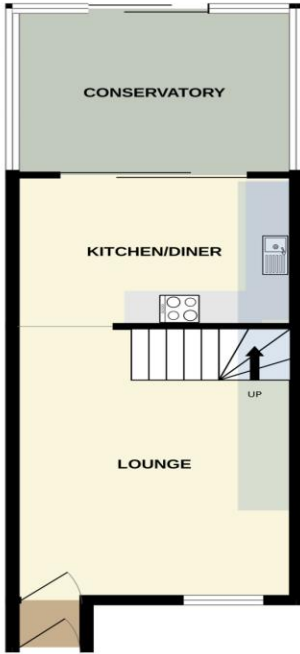
With tarmac driveway and paved front. Timber gate giving access to side.

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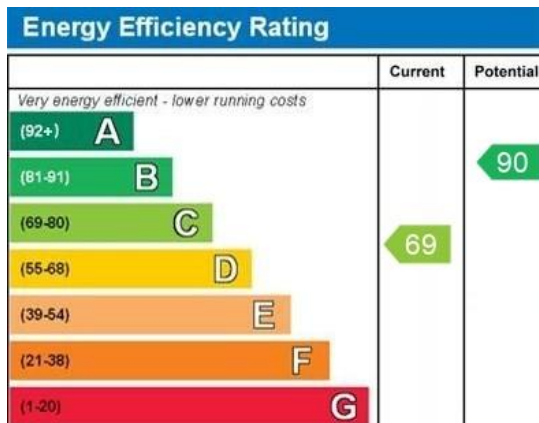
GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.3 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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