

16 Blethin Close,

Danescourt, Cardiff, CF5 2RR

Asking Price Of

£275,000



Estate Agents and Chartered Surveyors



Semi-Detached House

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Property Description

**** BEAUTIFULLY PRESENTED LARGER STYLE TWO DOUBLE BEDROOM FAMILY HOME ** LANDSCAPED REAR GARDEN ****

A beautifully presented, modernised, larger style two bedroom semi detached family home in the sought after area of Danescourt, being a short distance from amenities and transport links. Entrance porch, large lounge, modern fitted kitchen and breakfast room with breakfast bar. To the first floor are two generous double bedrooms and a modern family bathroom with shower over bath. Gas central heating, double glazing. Landscaped rear garden comprising paved patio and lawn. Lawn and long drive to front. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 710 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 PORCH

Approached via a uPVC entrance door with additional obscured glass window to front. Laminate flooring. Radiator.

LOUNGE

17' 4" x 12' 11" (5.30m x 3.94m)
An excellent sized reception with window to front. Quality laminate flooring. Low level under stairs storage cupboard. Staircase to first floor. Door to kitchen. Radiator.

KITCHEN/BREAKFAST ROOM

12' 11" x 8' 11" (3.95m x 2.73m)
A quality modern fitted 'Howdens' kitchen well appointed along three sides in Matt finish white fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl sink with monoblock mixer tap. Inset four ring induction hob with cooker hood above

and oven below. Integrated slim line dishwasher. Matching range of eye level wall cupboards. Concealed gas central heating boiler. Plumbing for washing machine. Large window to rear with uPVC double glazed door leading to patio. Worktop breakfast bar area. Quality tiled flooring. Vertical radiator.

FIRST FLOOR

FIRST FLOOR LANDING

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

BEDROOM ONE

12' 11" x 9' 1" (3.95m x 2.77m)
Enjoying delightful elevated views over the quiet close, an excellent sized double bedroom. Laminate flooring. Radiator.

BEDROOM TWO

12' 11" x 9' 1" (3.95m x 2.77m)
Overlooking the attractive rear garden, a second identical sized double bedroom. Built in linen cupboard.

FAMILY BATHROOM

8' 5" x 4' 8" (2.57m x 1.43m)
Modern family bathroom with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Triton' shower above. Quality wall tiling to splash back areas. Obscured glass window to side. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully landscaped rear garden with a south west facing aspect. With well laid slate style patio leading onto an area of lawn with decorative stone borders and inset trees and shrubs. Leading onto a further large slate style paved patio. Fully enclosed by timber fencing with timber gate giving access to drive. Outside light. Outside tap.

FRONT GARDEN

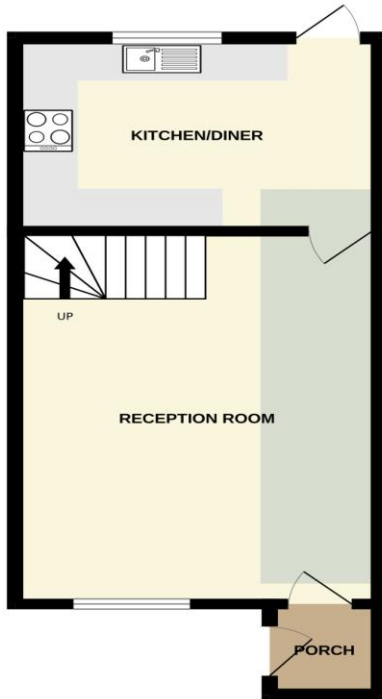
Area of lawn to front with a long side drive.

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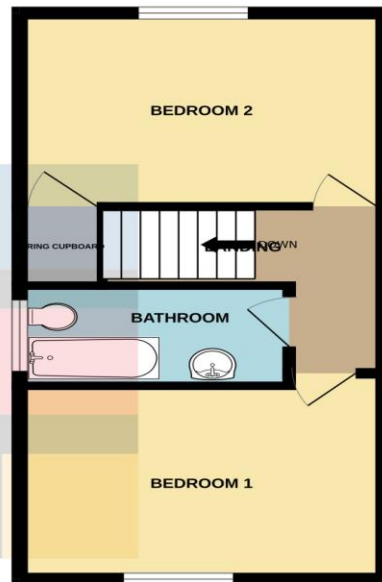


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GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.

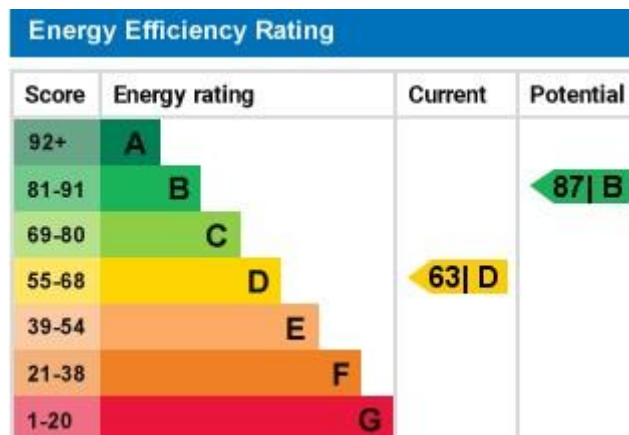


1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 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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