

39 Heol Cynwrig, Danescourt, Cardiff, CF5 2DB



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi-Detached House

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Property Description

**** BEAUTIFULLY PRESENTED TWO BEDROOM & TWO ENSUITE END TERRACE HOUSE ****
DESIRABLE LOCATION ** A beautifully presented, modern end terrace two bedroom & two ensuite family home. Entrance hallway with storage cupboard, cloakroom, modern fitted kitchen with integrated eye level microwave, lounge and diner with french doors to the rear garden. To the first floor are two double bedrooms and both have ensuite shower rooms. Gas central heating. Upvc double glazed doors and windows. Delightful southerly facing rear garden. Long driveway. EPC Rating: B

Tenure Freehold

Council Tax Band D

Floor Area Approx 688 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

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, a public house, 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.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. Opening to kitchen. Good sized storage cupboard. Staircase to first flooring. Door lounge. LVT flooring. Radiator. Large under stairs storage cupboard with plumbing for washing machine.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin. Tiled splash back. LVT flooring. Radiator.

KITCHEN

9' 6" x 6' 1" (2.92m x 1.87m)
Well appointed along three sides in Cranbrook Platinum shaker style fronts beneath stone effect laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring induction hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge & freezer. Matching eye level cupboards. Integrated microwave. Tiled splash back. Window to front. LVT flooring.

LOUNGE/DINER

13' 4" x 12' 6" (4.08m x 3.82m)
With french doors and windows to either side of doors. Additional window to side. A good sized reception. LVT flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious central landing. Window to side. Access to roof space. Airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

BEDROOM ONE

12' 7" x 8' 1" (3.86m x 2.48m)
With two windows to front, a good sized principal bedroom. Large built out over stairs storage. Radiator. Door to ensuite shower room

EN-SUITE SHOWER ROOM ONE

7' 3" x 5' 5" (2.22m x 1.66m)
Modern white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower above. Marble effect tiled splashback and flooring. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

9' 0" x 8' 9" (2.76m x 2.67m)
Overlooking the attractive rear garden, a second double bedroom. Built in wardrobes with sliding mirrored doors. Radiator. Door to ensuite shower room.

EN-SUITE SHOWER ROOM TWO

Quality white suite comprising low level wc, wash hand basin, shower cubicle with folding shower screen and chrome shower. Marble effect tiled splashback and flooring. Extractor fan. Chrome heated towel rail.

REAR GARDEN

Enjoying a southerly aspect with paved patio leading onto a good sized area of lawn with neat borders of plants and shrubs. Enclosed by part brick wall and part timber fencing. Timber shed. Gate giving access to side drive.

FRONT GARDEN

With a beautifully presented area of lawn to front with well tended hedgerow. Long driveway leading to side.

ADDITIONAL INFORMATION

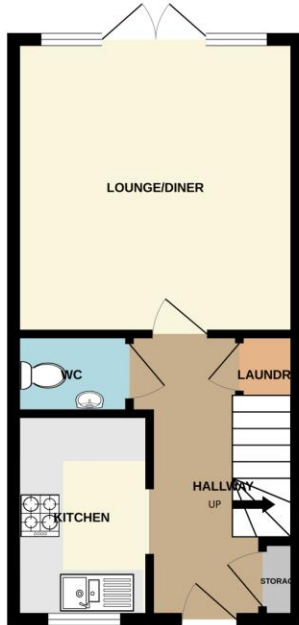
Management fee £202 per annum payable on completion of site.

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GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

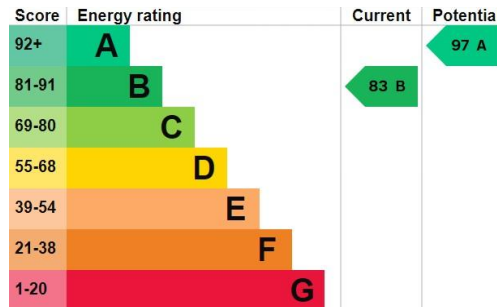


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

While 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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