

28 Heol Aradur,

Danescourt, Cardiff, CF5 2RE



Estate Agents and
Chartered Surveyors

Asking Price Of

£530,000



Detached House

5

2

3

2

Property Description

**** FIVE BEDROOM DETACHED ** LARGE WEST FACING REAR GARDEN ** NO CHAIN **** A bright and spacious five bedroom detached family house in the sought after area of Danescourt being close to amenities and transport links, benefiting from a large level plot with potential to extend (subject to planning). Entrance porchway, spacious hallway, cloakroom, large lounge with patio doors to the rear garden, dining room, kitchen and breakfast room leading to the modern 'Howdens' fitted utility room. To the first floor are five good sized bedrooms, primary bedroom with ensuite shower room and a separate family bathroom. Gas central heating. West facing paved patio and lawned rear garden. Lawned front garden with wide and long driveway. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,973 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, 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 PORCHWAY

Approached via a uPVC entrance door leading to the entrance hallway. Windows to front and side.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the spacious hallway. Staircase to first floor. Low level understairs storage cupboard. Radiator.

CLOAK ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Window to side. Tiled splash back. Radiator.

LOUNGE

19' 10" x 11' 10" (6.07m x 3.62m)

An excellent sized primary reception with deep silled bay style window to front and patio doors

opening to the rear garden. Feature stone fireplace with coal effect living flame gas fire. Two radiators.

DINING ROOM

13' 3" x 9' 10" (4.06m x 3.01m)

With large window looking onto the rear garden, an excellent sized family dining room with access from the hall and kitchen. Radiator.

KITCHEN AND BREAKFAST ROOM

19' 10" x 11' 2" (6.06m x 3.42m)

With units and worktops along three sides. Inset 2.5 bowl stainless steel sink with side drainer. Inset five ring gas hob with cooker hood above. Integrated fridge. Plumbing for dishwasher. Integrated 'Neff' oven and grill. Window to rear and side. Tiled flooring. Ample space for family breakfast table. Radiator. Door to side. Door to utility room.

UTILITY ROOM

7' 9" x 7' 1" (2.37m x 2.17m)

Modern fitted utility room with units and worktop to two sides. Inset ceramic sink. Plumbing for washing machine and space for tumble dryer. Window to side. Cupboard housing the 'Worcester' gas central heating boiler.

28 Heol Aradur, Danescourt, Cardiff, CF5 2RE

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder. Additional storage cupboard.

BEDROOM ONE

16' 7" x 12' 2" (5.07m x 3.73 (overall)m)
With wardrobes to one side along approach and access to the ensuite leading to the spacious primary bedroom. Overlooking the large level garden. Wardrobes to one side. Radiator.

ENSUITE

Comprising low level wc, wash hand basin panelled bath with shower above. Wall tiling to splash back areas. Obscured glass window to side. Radiator.

BEDROOM TWO

15' 6" x 10' 11" (4.73m x 3.34m)
Overlooking the front, a sizeable second double bedroom. Radiator.

BEDROOM THREE

13' 3" x 12' 1" (4.06m x 3.70m)
Overlooking the delightful rear garden, a third double bedroom. Range of built out wardrobes. Radiator.

BEDROOM FOUR

10' 0" x 8' 5" (3.07m x 2.58m)
Aspect to rear, a good sized fourth bedroom. Built in wardrobe. Radiator.

BEDROOM FIVE

12' 2" x 6' 5" (3.71m x 1.96m)
Overlooking the entrance approach and lawned front garden, a good sized fifth bedroom. Radiator.

FAMILY BATHROOM

8' 6" x 7' 9" (2.60m x 2.38m)
White suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with shower above and swivel shower screen. Wall tiling to splash back areas. Obscured glass window to side. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a westerly aspect, a level plot with large paved patio leading onto a sizeable area of lawn. Large timber shed. Entrance gates to either side. Conifers to rear. Enclosed by timber fencing. Rear paved patio area. Wind out awning.

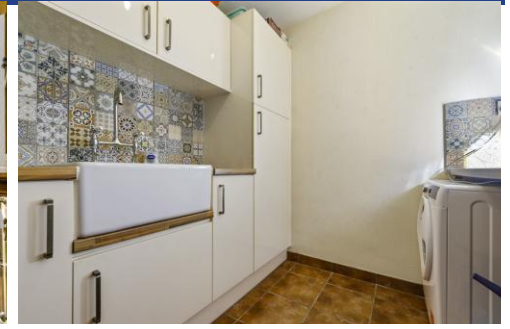
FRONT GARDEN

Large lawned front garden with inset plants and shrubs. Wide and long driveway. Paved pathway to front door. Gate access to rear garden via either side.

FORMER DOUBLE GARAGE/STORAGE

18' 0" x 15' 6" (5.51m x 4.74m)
Former double garage but front door has been changed to a window but could be easily changed back (depending on needs)

28 Heol Aradur,
Danescourt, Cardiff, CF5 2RE

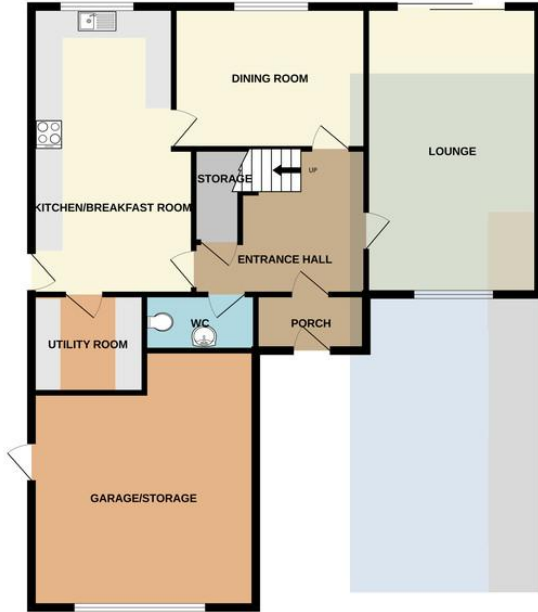


28 Heol Aradur,
Danescourt, Cardiff, CF5 2RE



28 Heol Aradur, Danescourt, Cardiff, CF5 2RE

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

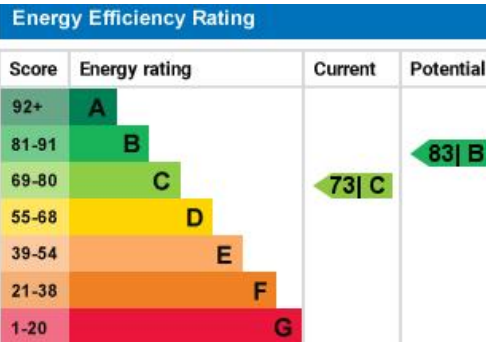


1ST FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 1973 sq.ft. (183.3 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.
Made with Metropix ©2024



Radyr 029 2084 2124

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



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.