

49 Beale Close, Cardiff, CF5 2RU



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Detached Property

4

1

2

1

Property Description

**** THREE/FOUR BEDROOM DETACHED ** NO CHAIN**

****** A well presented three/four bedroom detached family house in the sought after area of Danescourt being close to amenities and the train-station, offering versatile accommodation with a potential downstairs bedroom if required. Entrance porch, hallway, cloakroom, spacious lounge, kitchen and dining room, sitting/bedroom four. To the first floor are three bedrooms and a modern family shower room. Gas central heating, double glazing. Large front garden with garden area and parking. Large tiered decked garden to the rear. EPC Rating: tbc

Tenure Freehold

Council Tax Band E

Floor Area Approx 1144 sq.ft.

**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, a public house, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

ENTRANCE

Entered via driveway with steps leading to front door.

ENTRANCE PORCH

Entered via uPVC double glazed door. Tiled floor. Door into hallway.

ENTRANCE HALLWAY

Entered via uPVC double glazed door. Tiled floor. Doors to wc and lounge.

CLOAKROOM

uPVC obscure double glazed window to side. Low level wc. Wash hand basin. Tiled floor. Radiator.

LOUNGE

16' 10" x 15' 4" (5.14m x 4.68m)
Open plan lounge with stairs rising to the first floor. uPVC double glazed window to the front, plus uPVC double glazed window to the side. Feature fireplace. Radiator.

KITCHEN/BREAKFAST ROOM

16' 10" x 11' 4" (5.14m x 3.46m)
uPVC double glazed window to rear, plus uPVC double glazed french doors opening onto the rear garden. A modern fitted kitchen with a range of base and eye level units incorporating stainless steel sink unit with drainer and complementary work surfaces. Space for range style cooker, space for fridge/freezer and washing machine. Radiator. Concealed gas central heating boiler located in the corner cupboard.

SITTING ROOM/BEDROOM FOUR

17' 0" x 8' 5" (5.19m x 2.57m)
uPVC double glazed window to front. Access to roof space. Radiator.

FIRST FLOOR

LANDING

Approached via an open thread staircase leading to the first floor landing, uPVC double glazed window to side. Airing cupboard. Access to loft space. Doors to three bedrooms and family bathroom. Radiator.

BEDROOM ONE

12' 11" x 10' 5" (3.94m x 3.18m)
uPVC double glazed window to front. Built out wardrobes. Radiator.

49 Beale Close, Cardiff, CF5 2RU

BEDROOM TWO

16' 11" x 8' 7" (5.16m x 2.63m)

Spacious third bedroom, this has been converted from two rooms into one, but can easily be changed back into its original layout. Two uPVC double glazed window to rear. Radiator.

BEDROOM THREE

10' 0" x 6' 3" (3.05m x 1.91m)

uPVC double glazed window to front. Radiator. Over stairs cupboard.

SHOWER ROOM

7' 6" x 5' 6" (2.29m x 1.68m)

uPVC obscure double glazed window to side. A modern suite comprising double shower cubicle, pedestal wash hand basin. Low level wc. Part tiled walls. Heated towel radiator.

OUTSIDE

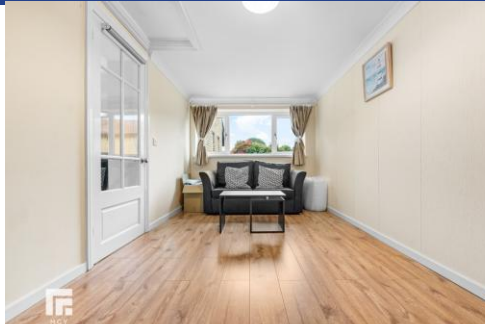
REAR GARDEN

An enclosed good size rear garden with patio area and storage shed, steps leading to raised decked seating area and further steps to two further storage sheds.

FRONT GARDEN

With large area of decorative stones with hedgerow to borders. Driveway to side and front.

49 Beale Close,
Cardiff, CF5 2RU



49 Beale Close,
Cardiff, CF5 2RU



49 Beale Close, Cardiff, CF5 2RU



GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.

TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



mgyc.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.