

# 28 Allan Durst Close, Cardiff, CF5 2RP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£369,950**



Detached Property

3

1

2

1

# Property Description

**\*\*DETACHED PROPERTY\*\*THREE BEDROOMS\*\*QUIET CUL-DE-SAC\*\*GARAGE\*\*** A beautifully presented three bedroom property in the sought after area of Danescourt. Entrance hallway, spacious lounge/dining area, kitchen and WC. To the first floor; principal bedroom, a second double bedroom, family bathroom and third bedroom. Well maintained gardens. Garage. Driveway for at least three cars. EPC Rating: TBC

Tenure Freehold

Council Tax Band E

Floor Area Approx 905 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

### ENTRANCE HALLWAY

16' 9" x 5' 10" (5.13m x 1.80m)  
Entered via a uPVC obscured glass door, a good sized hallway. Large storage cupboard, additional built in understairs cupboard, Radiator. uPVC window to side. Stairs with glass balustrade leading to first floor. Oak doors leading to all rooms.

### CLOAKROOM

5' 3" x 2' 7" (1.61m x 0.8m)  
White suite; low level WC, corner wash hand basin with vanity and chrome waterfall tap, Full wall and floor tiling. Obscured glass window to side.

### LOUNGE

13' 10" x 10' 5" (4.23m x 3.20m)  
A spacious living room with gas fire, marble hearth and solid oak mantle piece and surround. Radiator. uPVC window to front. Archway through to dining room.

### DINING ROOM

13' 6" x 6' 6" (4.12m x 2.76m)  
A good sized dining room with space for large dining table. Radiator. French doors opening into the rear garden onto patio area.

### KITCHEN

10' 11" x 7' 5" (3.34m x 2.28m)  
Appointed along two sides, eye and low level cupboards beneath good quality, laminate work surfaces. Integrated composite single bowl sink with drainer, integrated four ring induction hob with extractor hood, integrated 'NEFF' single oven and microwave, integrated fridge/freezer, integrated 'NEFF' dishwasher, space for tumble dryer, plumbing for washing machine. Matching splashbacks. Tiled flooring. uPVC obscured glass door and window to rear. Additional window to side.

### FIRST FLOOR

#### LANDING

Entered via quarter turning staircase. Glass bannister. Larger storage cupboard with oak door housing Worcester combi boiler. Access to loft space, with window to the side. Doors to the three bedrooms.

#### BEDROOM ONE

12' 2" x 9' 10" (3.72m x 3.00m)  
Principal double bedroom. Built in wardrobes along full wall. Radiator. Large window to the front of the property.

#### BEDROOM TWO

11' 3" x 10' 5" (3.43m x 3.19m)  
A second double bedroom. Built in wardrobes along the full wall. Radiator. Large window overlooking the rear garden.

#### BEDROOM THREE

9' 3" x 6' 9" (2.83m x 2.07m)  
Window facing front. Built in wardrobe. Radiator.

#### FAMILY BATHROOM

6' 1" x 6' 0" (1.86m x 1.85m)  
Combined toilet and wash hand basin with vanity. Chrome mixer tap. Glass shower cubicle with sliding door, overhead chrome rainfall shower with additional handheld shower head. Half tiled and half panelled walls. Tiled floor. Bathroom wall cabinet. Heated towel rail. Extractor fan. Spotlights. Obscured glass window to rear.

#### OUTSIDE

##### REAR GARDEN

Bordered with hedges and timber fence, laid to lawn with mature shrubs. Outside Tap. Outside power point. Side gate for access. Timber gate to side leading to driveway.

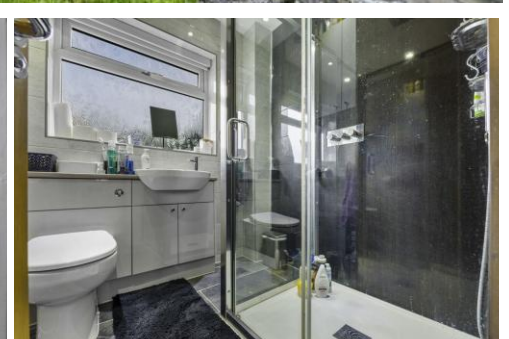
##### FRONT

Enclosed by hedges at the top of a quiet cul-de-sac, a front garden laid to lawn. Driveway parking for at least three vehicles.

##### GARAGE

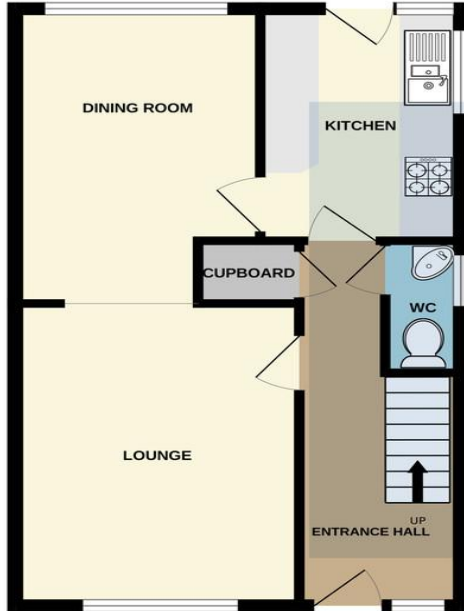
Single garage with up and over door. Light and power.

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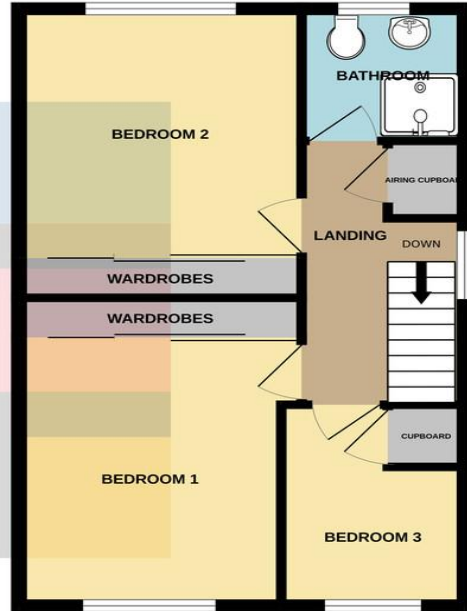


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GROUND FLOOR



1ST FLOOR



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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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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