

26 Pace Close, Danescourt, Cardiff, CF5 2QZ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£290,000



Semi-Detached House



Property Description

****SEMI-DETACHED PROPERTY**THREE BEDROOMS**LARGE REAR GARDEN**SOUGHT AFTER AREA****

A well presented, semi-detached, three bedroom property in the sought after area of Danescourt. Entrance hallway, lounge, kitchen and dining room. To the first floor; principal bedroom, a second double bedroom, family bathroom and third bedroom. Rear garden with patio and large lawn area. Front garden laid to lawn. Driveway. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

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, 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 HALLWAY

11' 1" x 6' 0" (3.38m x 1.83m)
Entered via uPVC, obscured glass door and window, a spacious hallway with 'Amtico' LVT flooring. Radiator. Doors leading to lounge and kitchen. Understairs storage cupboard. Stairs leading to first floor.

LOUNGE

13' 1" x 10' 6" (4.0m x 3.21m)
A good sized family living room with 'Amtico' LVT flooring. Space for electric fire. Mantle piece. Slate hearth. Radiator. Window to front. Double sliding doors leading through to dining room.

DINING ROOM

10' 7" x 9' 3" (3.23m x 2.83m)
Continuation of 'Amtico' LVT flooring, ample space for dining room table. Radiator. uPVC window to rear.

KITCHEN

10' 9" x 7' 5" (3.30m x 2.27m)
Appointed along two walls, with eye and low level cupboards beneath wood effect laminate worktops. Stainless steel sink with dual, chrome taps and side drainer, electric free standing cooker, space for fridge freezer, plumbing for washing machine. Spotlights. uPVC double glazed window to side. uPVC door opening into rear garden.

FIRST FLOOR

LANDING

Landing area with doors leading to bedroom and family bathroom. Loft access. uPVC window to side

BEDROOM ONE

13' 2" x 10' 1" (4.02m x 3.09m)
A spacious principal, double bedroom. Built in sliding door, mirrored wardrobes. Built in cupboard housing ' Worcester ' combi gas cereal heating boiler. Window to front.

BEDROOM TWO

10' 6" x 9' 0" (3.22m x 2.76m)
A second double bedroom. Built in mirrored, sliding door wardrobes. Radiator. Window overlooking the well maintained rear garden.

BEDROOM THREE

10' 1" x 6' 4" (3.08 (max)m x 1.95m)
Window to front, a third bedroom. Built in cupboard. Radiator.

BATHROOM

6' 0" x 5' 11" (1.84m x 1.82m)
Modern white suite; combined low level WC with vanity and wash hand basin with chrome mixer tap. Modern bath with dual headed, chrome shower, chrome mixer tap and tiled bath panel. Tiled walls. Tiled flooring. Extractor fan. Spotlights. Chrome heated towel rail. Obscured glass window to rear.

OUTSIDE

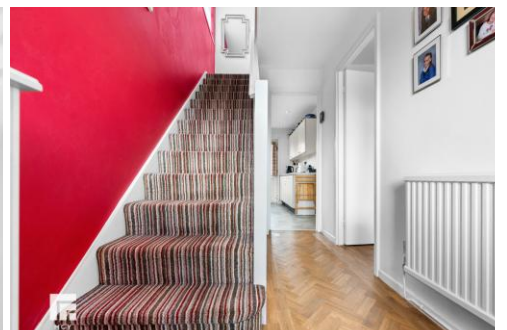
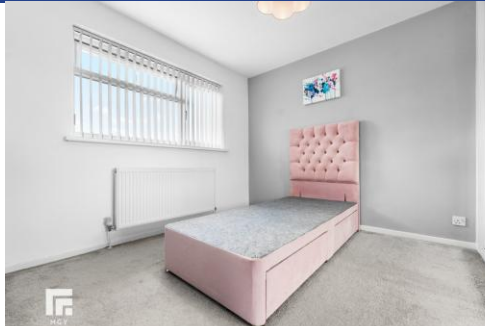
REAR GARDEN

A large garden bordered by a timber fence, paved patio area, large area laid to lawn. Outside tap. Wooden shed. Timber gate to side.

FRONT GARDEN

Large area laid to lawn. Long driveway with parking for at least two vehicles. Large wooden bike shed to side.

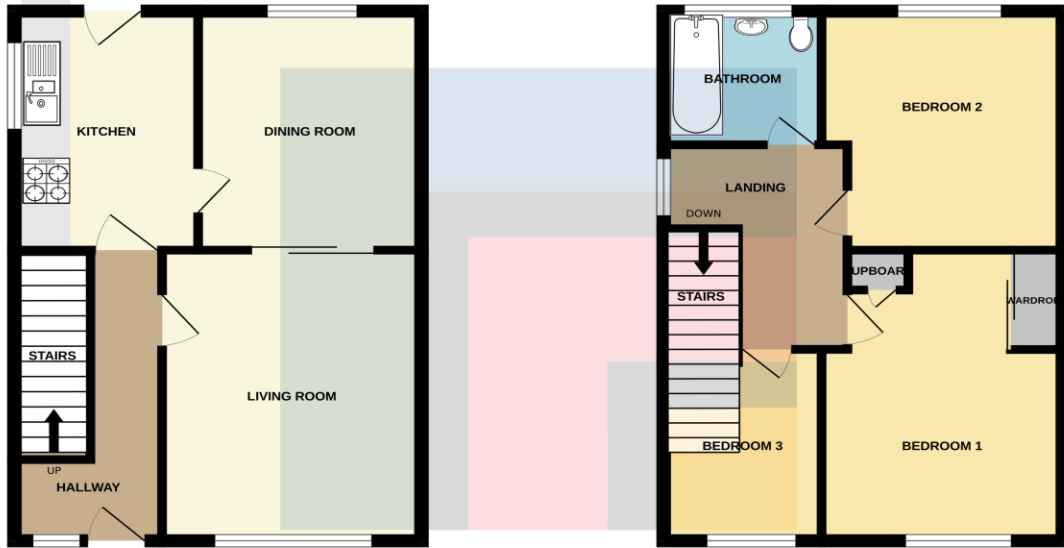
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GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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