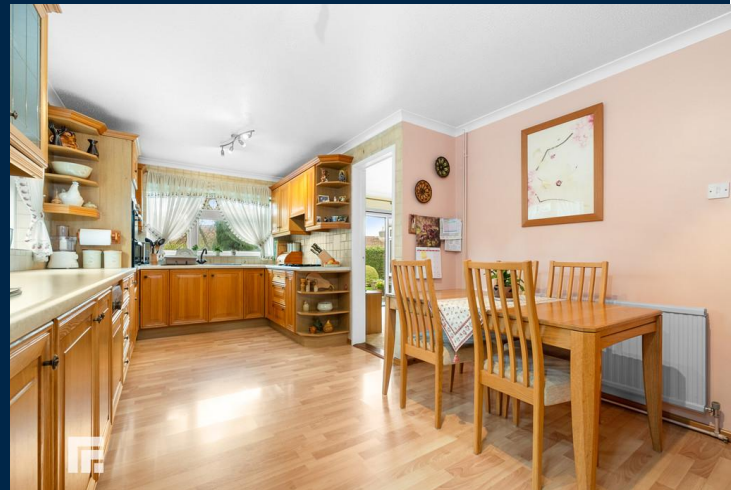




22 HEOL ARADUR
DANESCOURT
CARDIFF CF5 2RE

ASKING PRICE OF
£570,000



DETACHED HOUSE



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****DETACHED PROPERTY**FIVE BEDROOMS**DOUBLE GARAGE**LARGE REAR GARDEN**** A five bedroom detached family home in the sought after area of Danescourt. Entrance porch leading to a hallway, spacious lounge, dining room, kitchen/diner, utility room and modern shower room with WC and conservatory . To the first floor; spacious landing, principal bedroom with en-suite and a second double bedroom. A third double bedroom, fourth double bedroom, family bathroom and fifth bedroom. A large, well maintained, beautifully landscaped rear garden. Double Garage. Large driveway. EPC Rating: TBC

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX : 2104 SQ FT

VIEWING: 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 PORCH

Approached via a uPVC double glazed entrance door leading to the spacious porch. Tiled flooring.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the spacious entrance hallway. Under stairs storage cupboard. Staircase to first floor. Radiator.

SHOWER ROOM

7' 0" x 6' 10" (2.14m x 2.09m)
Modern ground floor shower room with white suite comprising low level wc, wash hand basin, walk in shower cubicle with glass screen. Wall tiling to splash back areas. Extractor fan. Obscured glass window. Chrome heated towel rail.

LOUNGE

19' 10" x 11' 10" (6.07m x 3.62m)
With deep silled bay window to front and patio doors opening to the conservatory. Feature stone fireplace with inset coal effect living flame gas fire. Two radiators.

CONSERVATORY

11' 6" x 10' 4" (3.52m x 3.17m)
Enjoying full views of the rear garden. Power and lighting french doors to paved patio. Radiator.

DINING/SITTING ROOM

13' 3" x 9' 10" (4.06m x 3.00m)
With patio doors leading to the delightful rear garden, a versatile reception. Door to kitchen. Radiator.

KITCHEN/BREAKFAST ROOM

19' 9" x 11' 2" (6.02m x 3.42m)
With units and worktops to three sides. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven and grill. Matching range of eye level wall cupboards. Windows to rear and side. Door giving access to side. Laminate flooring. Tiled splash back. Ample space for family breakfast table. Radiator. Door to utility room and door to dining room.

UTILITY ROOM

7' 10" x 7' 0" (2.40m x 2.15m)
Range of units and worktops with stainless steel sink. Space for fridge. Plumbing for washing machine. Laminate flooring. Window to side. Wall mounted 'Baxi' combi gas central heating boiler. Radiator.



22 HEOL ARADUR, DANESCOURT, CARDIFF CF5 2RE

FIRST FLOOR LANDING

A spacious landing with two built in storage cupboards. Access to boarded loft space. Radiator. Window to front. Doors leading to all rooms.

BEDROOM ONE

16' 7" (max) x 13' 10" (5.08m x 4.22m)

A good sized principal bedroom. Radiator. Built in cupboard. Window to rear. Door to en-suite.

ENSUITE

4' 9" x 4' 0" (1.46m x 1.23m)

Modern white suite; low level WC, large wash hand basin with chrome mixer tap and vanity, glass shower cubicle with sliding door and chrome shower. Chrome heated towel rail. Shaving point and light. Tiled walls. Obscured glass window to side

BEDROOM TWO

15' 4" x 10' 1" (4.68m x 3.09m)

A second double bedroom. Radiator. Window to front

BEDROOM THREE

13' 0" x 12' 1" (3.98m x 3.69m)

A spacious third double bedroom. Built in wardrobes. Radiator. Window to rear.

BEDROOM FOUR

9' 11" x 8' 5" (3.03m x 2.57m)

A fourth double bedroom. Built in wardrobe. Radiator. Window to rear.

BEDROOM FIVE

12' 1" x 6' 4" (3.70m x 1.95m)

A fifth bedroom. Built in wardrobes. Radiator. Window to front.

FAMILY BATHROOM

7' 10" x 8' 5" (2.39m x 2.58m)

A good sized family bathroom; low level WC, inset wash hand basin with twin chrome taps and vanity, bath with chrome mixer taps and shower. Shaving point and light. Radiator. Tiled splashbacks. Obscured glass window to side.

OUTSIDE

REAR GARDEN

An excellent sized rear garden enjoying a westerly aspect. With paved patio areas and neat areas of inset shrubs and conifers. Area of lawn with winding pathways and fishpond. Additional area to read formally used as vegetable patch with mature tree to rear boundary. The garden is enclosed by hedgerow with timber gates to either side.

FRONT GARDEN

Area of lawn. Paved pathway to front door. Long and wide driveway to garage. Gates to either side.

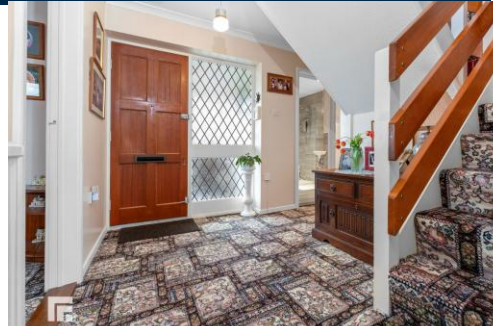
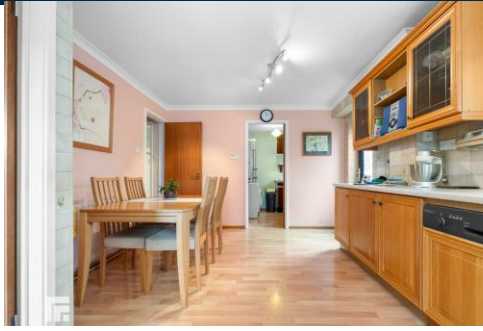
DOUBLE GARAGE

15' 5" x 14' 6" (4.72m x 4.44m)

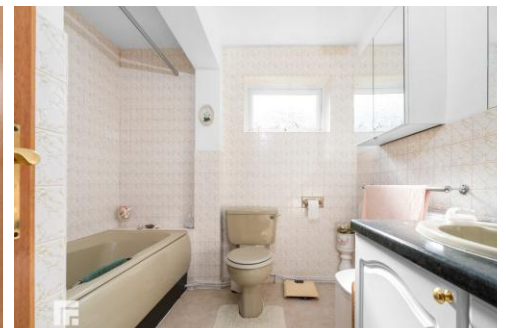
With up and over access door. Power and lighting. Cold water tap. Window to side. Door to rear garden.



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GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.

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



TOTAL FLOOR AREA: 2104 sq.ft. (195.4 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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