



2 HOLGATE CLOSE  
CARDIFF CF5 2PE

ASKING PRICE OF  
**£245,000**



MID TERRACE PROPERTY



**2**



**1**



**1**



**1**

**\*\* BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE \*\*** A bright and well presented two bedroom mid terrace family home in the sought after area of Danescourt being a short distance from amenities and transport links. Entrance porch, spacious lounge, modern fitted kitchen and breakfast room with door to rear garden. To the first floor are two double bedrooms and a modern family bathroom. Gas central heating. Double glazing. South westerly facing paved patio rear garden. Parking space. EPC Rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 583 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

### BEDROOM ONE

11' 8" x 8' 10" (3.58m x 2.71m)

Overlooking the rear garden, a good sized primary bedroom. Radiator.

### BEDROOM TWO

11' 8" x 7' 6" (3.57m x 2.31m)

Overlooking the entrance approach, a second potential double bedroom. Fitted wardrobe with sliding mirrored doors. Radiator.

### FAMILY BATHROOM

8' 9" x 4' 5" (2.67m x 1.37m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with twin head chrome shower above and glass swivel shower screen. Full wall tiling. Tiled flooring. Extractor fan. Large over stairs airing cupboard with radiator. Heated towel rail.

## OUTSIDE

### REAR GARDEN

A south westerly facing rear garden with two level tiers of paved patio. Timber storage shed to remain. Outside tap. Outside light.

### FRONT

Paved front.

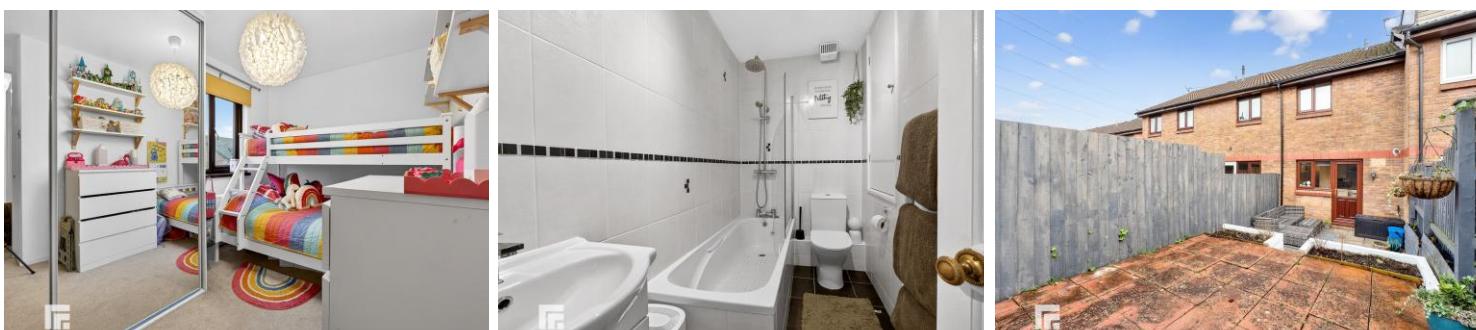
### PARKING

Parking space opposite entrance to property, numbered 2.



**M G Y . C O . U K**

# 2 HOLGATE CLOSE, , CARDIFF CF5 2PE



# 2 HOLGATE CLOSE, , CARDIFF CF5 2PE



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, recesses and any other items are approximate. No measurement has been taken for any 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 contained have not been tested and no guarantee as to their operating efficiency can be given.  
Made with Metropix ©2022

**RADYR 029 2084 2124**

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

**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.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.



**MGY.CO.UK**