



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

#### 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, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

#### ENTRANCE PORCH

Twin Upvc double glazed entrance doors leading to porch.

#### LOUNGE

15' 9" x 11' 9" (4.82m x 3.60m)

With door from entrance porch leading to the spacious lounge. Window to front. Staircase to first floor. Quality laminate flooring. Radiator. Door to kitchen.

#### KITCHEN/BREAKFAST ROOM

11' 9" x 8' 10" (3.59m x 2.70m)

Well appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring hob with cooker hood above, integrated oven below. Integrated fridge freezer. Plumbing for washing machine. Concealed 'Glow worm' combi gas central heating boiler. Matching range of eye level wall cupboards. Tiled splash back. Window overlooking the rear garden. Door to rear garden. Tiled flooring. Ample space for family breakfast table. Radiator.

**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.



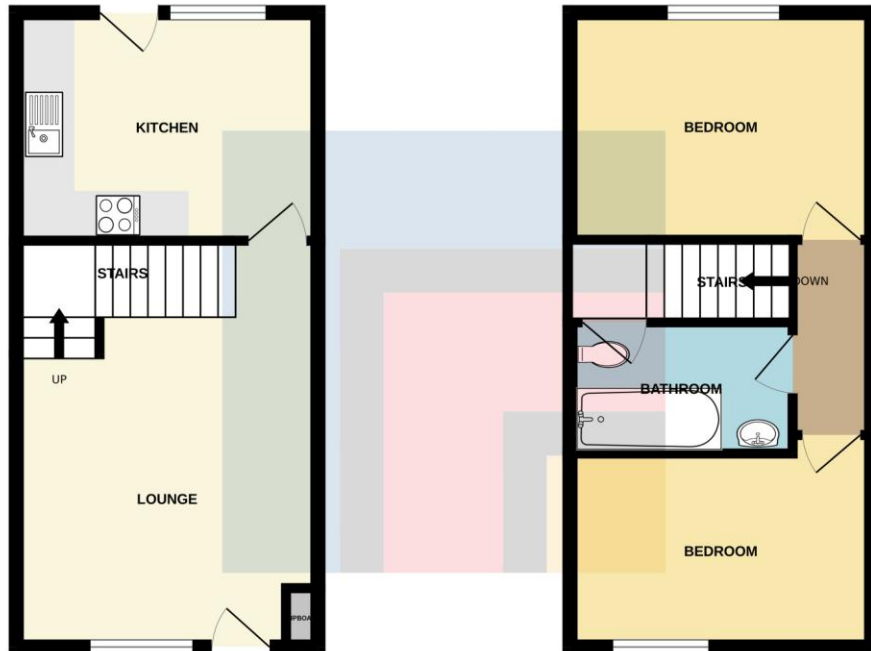
## 2 HOLGATE CLOSE, , CARDIFF CF5 2PE



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GROUND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.

1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



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 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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