

1 Burne Jones Close, Danescourt
Cardiff
CF5 2RY

Entrance Hall
Entered via a Upvc door into this inviting reception hall. Radiator. Door to shower room W.C. Stairwell. Door leading into lounge.



Shower Room W.C. 6'9" x 6'3"
Partially tiled walls with suite comprising of low level W.C. Contemporary sink basin, shelve and drawers. Tiled & glazed cubicle incorporating a mains fed mixer shower. Window. Radiator. Tile floor



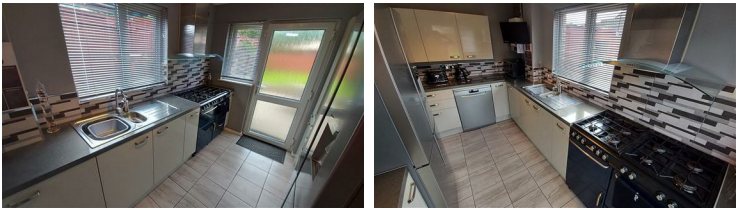
Lounge 15'6" x 13'9" (max)
A most generous sized living room with window to front. Radiator. Coved ceiling. Through access into:



Dining Room 12'3" x 9'
A good sized room with Upvc 'French' style glazed doors leading out to rear garden. Radiator. Coved ceiling. Door to study. Door leading to:



Kitchen 12'3" x 8'
Recently refurbished boasting a good selection of gloss wall and base units with ample worktop space, sink unit & mixer tap, plumbing for dish washer. Gas cooker point & extractor canopy. Tiled splash backs. Tiled floor. Window to side. Down lights. Upvc glazed door leading out to rear garden.



Study 13'3" x 6'9"
Being a versatile room that could be used as a study, TV room, play room etc.... Radiator. Upvc glazed door and window to rear. Door leading into:

Utility Room 7' x 6'9"
Wall and base units. Plumbing for washing machine. Space for fridge/freezer.

First Floor Landing
Doors off leading to four bedrooms, bathroom & linen cupboard. Window to side. Loft space

Bedroom 1 13' x 10'6"
A good sized double bedroom boasting fitted mirror wardrobes. Window to front. Radiator.



Bedroom 2 10'6" x 8'9"
Decent sized second double bedroom. Window to front. Radiator.



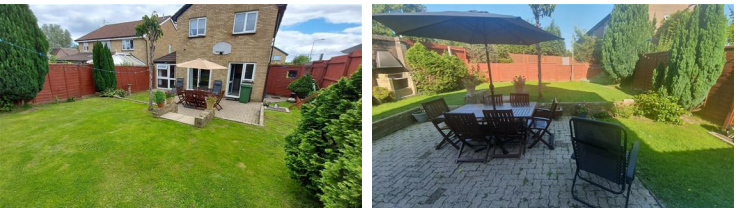
Bedroom 3 10'3" (max) x 6'9"
Another good sized bedroom. Window to front. Radiator. Closet

Bedroom 4 8'9" x 6'32
Single sized bedroom with window to rear. Radiator

Bathroom W.C.
Tiled with modern white coloured suite comprising of low level W.C. Wash hand basin & vanity unit. Corner bath incorporating a shower attachment. Radiator. Window.

Front Garden
Concrete based hardstand offering off road parking for two cars. Lawn sweeping to side enclosed by brick wall.

Rear Garden
A spacious sized paved patio area with dwarf wall leading to well tended lawn. Brick BBQ. Mature shrubs. Brick wall and timber fencing. Decent sized timber shed to side.



FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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GUIDE PRICE £335,000 - £350,000 Situated On A Corner Plot At This Mature & Sort After Private Development Can Be Found This Well Presented Detached House Offering Generous Sized Family Accommodation Which Has Both Train and Bus Services To The City Centre. Briefly Comprising Of Entrance Hall, Ground Floor Shower Room W.C. Spacious Lounge Through To Dining Room, Refitted Kitchen, Study, Utility Room, Four Bedrooms & Bathroom W.C. Upvc Windows & Doors. Gas Fired Central Heating. Well Tended Gardens. Off Road Parking For Two Cars. Well Worth Viewing. The Property is Within The Catchment Area for Danescourt Primary & Junior Schools Along With Radyr.