

31 Mathew Walk

Danescourt | Cardiff | CF5 2QW

Mid Terraced House | Asking Price Of £249,950



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PROPERTY DESCRIPTION

**** THREE BEDROOM HOUSE WITH VIEWS OVER THE GREEN **** An opportunity to acquire this well presented three bedroom house in the popular village of Danescourt. The property briefly comprises hallway, kitchen, dining room and lounge. To the first floor there are three bedrooms and bathroom. Front and rear gardens, single garage and off road parking. The property benefits from superb transport links into Cardiff City Centre and is situated within the catchment for high regarding primary and secondary schools.

- **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 local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

ENTRANCE

Pathway to front door, laid to lawn to side with hedgerow borders.

HALLWAY

Entered via uPVC double glazed door. Stairs rising to first floor. Understairs storage cupboard. Radiator. Telephone point. Door to kitchen.

KITCHEN

10' 9" x 7' 5" (max) (3.301m x 2.283m) uPVC double glazed door to rear with uPVC double glazed window to side. A range of base and eye level units incorporating stainless steel sink unit with

drainer and complementary work surfaces. Space for gas cooker, fridge/freezer, washing machine and tumble dryer. Wall mounted central heating boiler. Door to dining room.

DINING ROOM

10' 9" x 9' 4" (3.293m x 2.857m) uPVC double glazed patio doors to rear garden. Radiator. Open to lounge.

LOUNGE

12' 11" x 10' 8" (3.953m x 3.264m) uPVC double glazed window to front overlooking the garden and the green. Radiator. TV aerial point.

FIRST FLOOR

LANDING

Access to loft space. Doors to three bedrooms and bathroom.

BEDROOM ONE

13' 8" x 10' 3" (4.178m x 3.134m) uPVC double glazed window to front overlooking the green. Radiator. Storage cupboard with shelving.

BEDROOM TWO

9' 0" x 10' 7" (2.746m x 3.237m) uPVC double glazed window to rear. Radiator. Fitted wardrobe with hanging and shelf space.

BEDROOM THREE

9' 11" (max) x 6' 5" (3.030m x 1.970m) uPVC double glazed window to front overlooking the green. Radiator. Storage cupboard with shelving.

BATHROOM

6' 1" x 6' 0" (1.863m x 1.840m) uPVC obscure double glazed window to rear. Low level wc. Pedestal wash hand basin. Panelled bath with shower over and shower screen. Radiator. Fully tiled walls.

OUTSIDE

REAR GARDEN

Enclosed rear garden, laid to lawn with shrub borders and paved patio area. Paved pathway to rear with gate allowing access to garage and parking.

GARAGE

Single garage with up and over door.



FLOORPLANS

FLOORPLAN AND EPC GRAPH TP BE INSERTED HERE



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