

Pace Close

DANESCOURT, CARDIFF, CF5 2QZ

GUIDE PRICE £275,000

**Hern &
Crabtree**



Pace Close

A fantastic opportunity to acquire this larger style, three-bedroom semi-detached home, ideally situated in a quiet and well-spaced cul-de-sac close to Danescourt Park. Offered with no onward chain, this property is perfect for a family or couple looking to create their ideal home, as it requires renovation but offers excellent potential throughout.

The accommodation briefly comprises an entrance hall, a bright lounge opening into the dining room and a fitted kitchen on the ground floor. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate W.C.

Externally, the property benefits from a driveway providing ample off-street parking, as well as a single garage to the rear. The generous rear garden offers fantastic outdoor space, ideal for families or entertaining.

Danescourt is a highly sought-after residential suburb, well served by a range of local amenities including a shopping precinct, doctors and dental surgeries, a children's play area, a train station, and convenient bus routes. The area is also home to a well-regarded primary school and falls within the catchment for Radyr Comprehensive School.

Early internal viewing is highly recommended to fully appreciate the potential this property has to offer.



962.00 sq ft

Entrance Porch

Entered via a double set of pvc doors, tiled floor.

Hall

Entered via wood front door, radiator, stairs to the first floor with understairs cupboard, alarm system.

Living Room

Window to the front, radiator, coved ceiling, electric fireplace.

Kitchen

Double glazed window to the side and rear and door to the rear, combination boiler, wall and base units, stainless steel sink and drainer, space for gas cooker, space for appliances, laminate flooring.

Dining Room

Double glazed window to the rear, radiator, coved ceiling.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, radiator, access to loft space, storage cupboard with hot water cylinder.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the rear, bath with power shower over and wash hand basin, radiator, laminate flooring.

W.C.

Double obscure glazed window to the rear, w.c, laminate flooring.

Rear Garden

Enclosed by brick wall and fencing, flower beds, cold water tap, views over the church to the rear.

Garage

A single garage with up and over door, power, double glazed window and pedestrian door to the side.

Front

Driveway and Astro turf, steps to the front door.

Tenure and Additional Information

We have been advised by the vendor that the property is Freehold.

Epc

Council Tax - E

Disclaimer

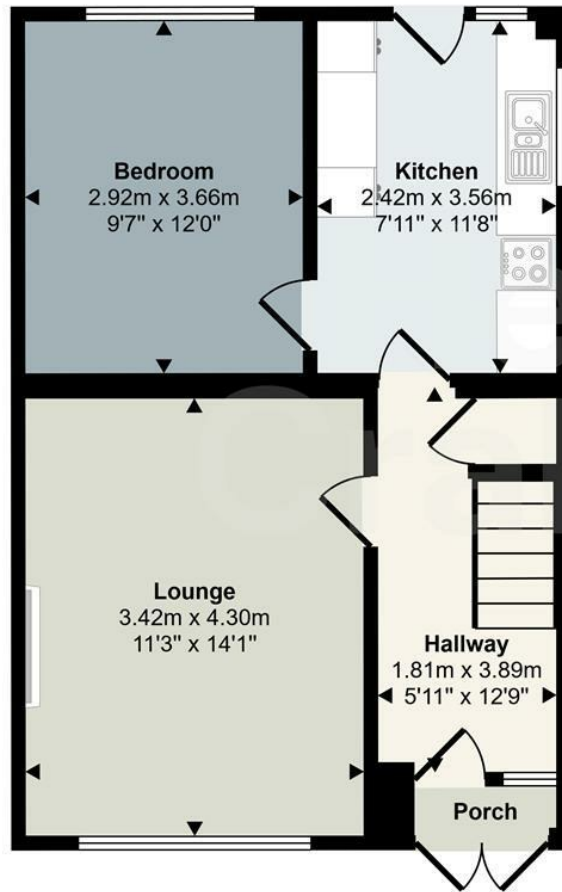
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

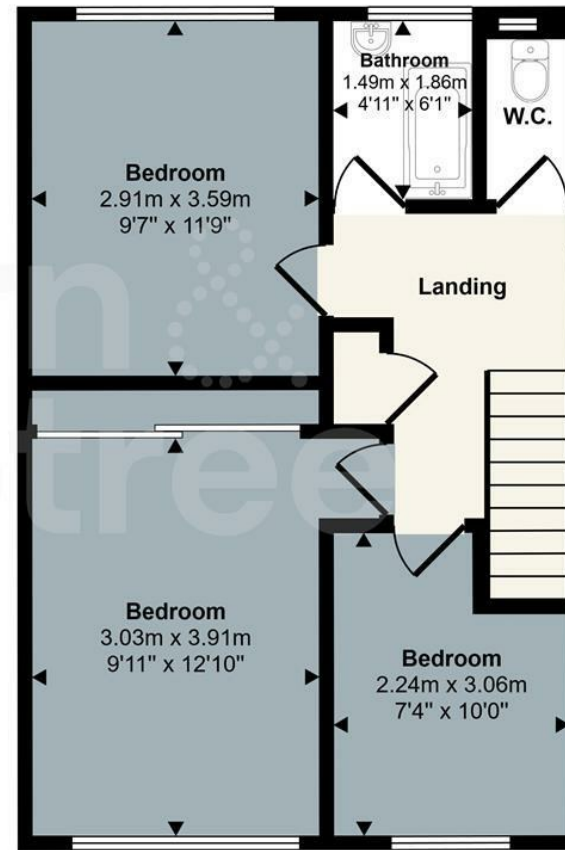




Approx Gross Internal Area
89 sq m / 962 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 45 sq m / 481 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Good old-fashioned service with a modern way of thinking.

