

Hornchurch Close

RADYR WAY, CARDIFF, CF5 2PD

GUIDE PRICE £199,950

**Hern &
Crabtree**



Hornchurch Close

No Chain! Hornchurch Close is a quiet cul de sac located between Llandaff and Danescourt. A Popular location with professionals and first-time buyers, offering excellent value for money and a quiet, pleasant place to live.

This two-bedroom end of terraced home is in need of some modernisation but offers an exciting opportunity for the next buyer to put their own stamp on. The accommodation briefly comprises: Entrance Hall, Open Plan Lounge/Diner with a door out onto a rear garden and a fitted Kitchen to the ground floor. To the first floor are Two Bedrooms and a Shower Room. The property further benefits from a good size rear garden as well as having off street parking to the front.

There are plenty of local shops, cafés and amenities nearby and benefits from good public transport links into Cardiff city centre.



516.00 sq ft

Entrance

Entered via a composite door to the front into a porch.

Lounge

Double glazed window to the side and double glazed patio door to the rear. Two radiators. Stairs to the first floor.

Kitchen

Double glazed window to the front. The kitchen is fitted with base units and large storage cupboard. Tiled splashbacks. Wall mounted combi boiler. Space for appliances,

FIRST FLOOR

Stairs from the lounge.

Landing

Loft access hatch. Large storage cupboard.

Bedroom One

Double glazed window to the rear. Radiator.

Bedroom Two

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the front. Bath with shower, w/c and wash hand basin. Radiator. Tiled floor. Part tiled walls.

OUTSIDE

Front

lawn area. Private parking.

Rear

Enclosed rear garden with timber fencing. Paved patio area and lawn area. Gate access to the front.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not

tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

Additional Information

Epc - C

Council tax - D

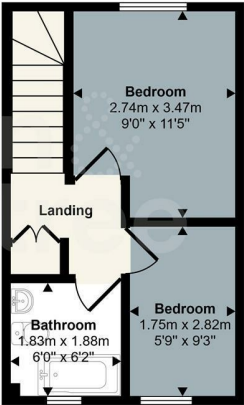


Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
48 sq m / 516 sq ft



Ground Floor
Approx 24 sq m / 256 sq ft



First Floor
Approx 24 sq m / 260 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 