

# Burne Jones Close

DANESCOURT, CARDIFF, CF5 2RY

**GUIDE PRICE £65,000**

**Hern &  
Crabtree**



# Burne Jones Close

No Chain! Attention first time buyers and investors! A ground floor studio apartment tucked away in the corner of this popular no through road in Danescourt. In need of modernisation, the accommodation briefly comprises: Entrance, Lounge/Bedroom, Fitted Kitchen, Store Cupboard and Bathroom. The property further benefits from an allocated parking space and a communal grass area. Burne Jones Close perfectly positioned close to local shops and amenities as well as having good public transport links to and from Cardiff City Centre via bus and rail. Llandaff Village can be found a short walk away.



# 255.00 sq ft

## Entrance

Entered via communal entrance door. Door into the entrance hall.

## Bathroom

Obscure double glazed window to the side. Bath with shower, wash hand basin and w/c. Part tiled walls. Large storage cupboard housing hot water tank.

## Living Room/Bedroom

Two single glazed windows to the rear. Storage heater. Built in cupboards with pull down bed.

## Kitchen

Single glazed window to the rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Tiled splashback. Stainless steel sink and drainer.

## OUTSIDE

Communal lawn area with washing lines.

## Tenure & Additional Information

We have been advised by the vendor that the property is Leasehold. Term of lease is 999 years from a January 1980 with 953 years remaining on the lease. Ground rent is [TBC] and Service Charges are [TBC].

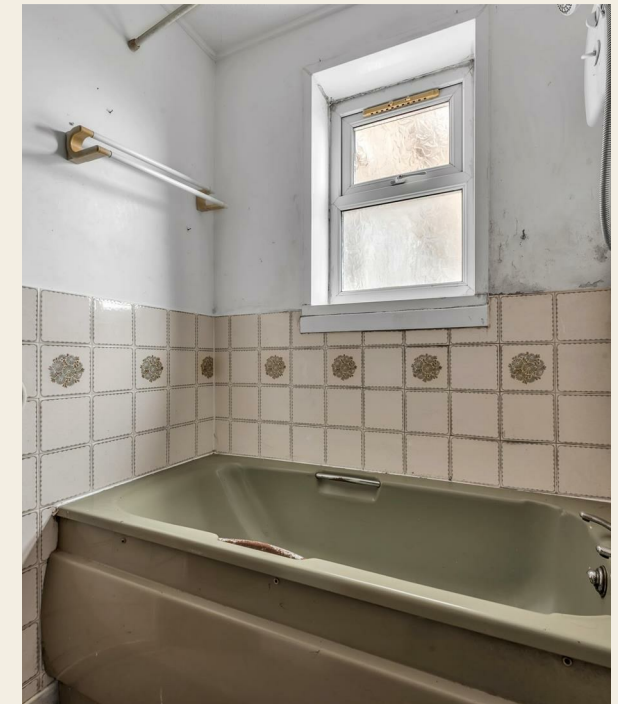
## EPC - E

Council Tax - B

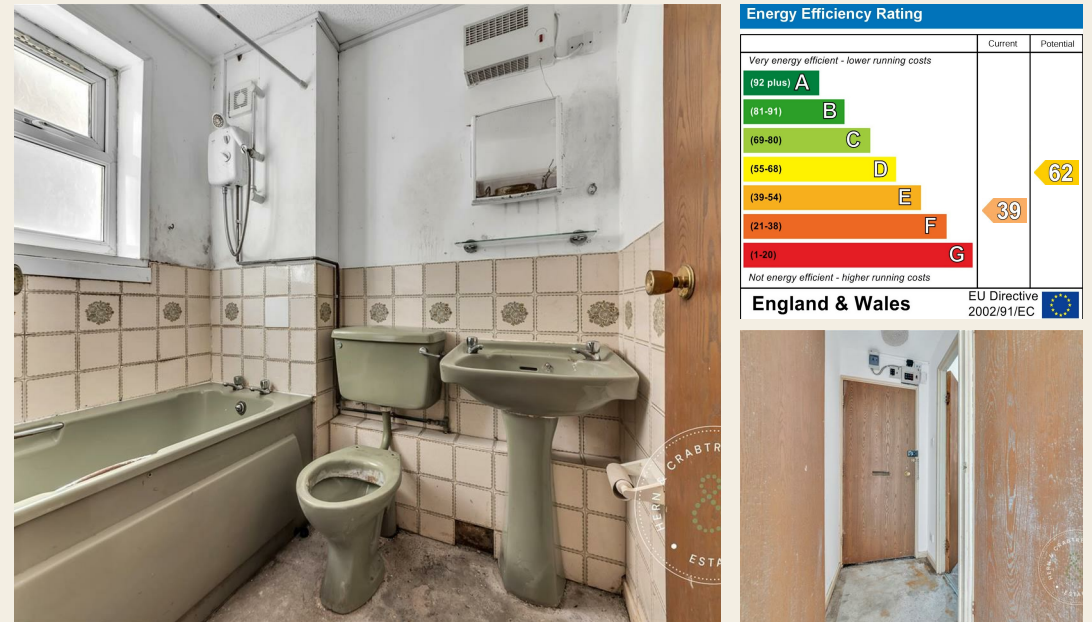
## Disclaimer

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.

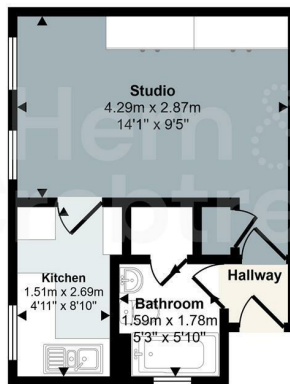
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



Approx Gross Internal Area  
24 sq m / 255 sq ft



Studio

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.



## Hern & Crabtree

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