

Beale Close

DANESCOURT, CARDIFF, CF5 2RU

GUIDE PRICE £225,000

Hern &
Crabtree



Beale Close

Tucked away in corner of this popular no through road in Danescourt is this two bedroom mid-terrace house. Perfectly modernised throughout ready for the next occupier to move straight in, this property would make a wonderful first time buy or investment!

The accommodation briefly comprises: Entrance Porch, Lounge/Diner and a Fitted Kitchen with a door out to the Rear Garden to the ground floor. To the first floor are Two Good Size Bedrooms and a modern fitted Bathroom Suite. The property further benefits from a beautiful rear garden as well as parking for up to two vehicles to the front.

Beale Close is a sought after street in Danescourt and is located close to local amenities, shops and has excellent transport links. Danescourt Train Station is placed a stones throw away with easy access into the City Centre on the City Line. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



572.00 sq ft

Entrance

Entered via a PVC front door, storage cupboard, door into lounge.

Lounge

Double glazed window to the front, radiators, stairs to the first floor with understairs storage.

Kitchen

Double glazed window to the rear and door to the rear garden, fitted with a range of wall and base units with worktop,, electric hob with integrated oven, space for appliances, coved ceiling, radiator.

First Floor Landing

Stairs rise up from the lounge, access to loft space with power via a pull down ladder.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, electric and gas heated towel rail which is a dual fuel radiator, storage cupboard, mirrored light, part tiled wall,

Garden

Enclosed by timber fencing, a tiered garden with flower borders, patio area, Astro turf grass, garden shed.

Front

Steps to the front door.

Parking

Parking spaces for up to two l cars in tandem on the drive. There is also scope to pave the grass adjacent to the drive as this forms part of the property too.

Tenure

We have been advised by the seller that the property is freehold and the council tax band is D.

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.

Additional Information Provided by the seller

Quiet, end-of-cul de sac position.

Close and easy access to Danescourt train station but house is elevated from the track so no noise pollution from the trains.

Close to local junior and secondary schools (Ysgol Pencae, Danescourt Primary School, Ysgol Gyfun Gymraeg Glantaf, Ysgol Gyfun Gymraeg Plasmawr, Bishop of Llandaff, Radyr Comprehensive School, Howells School, Catherderal School).

Short, easy access to Taff Trail. Short walk to local shops, Danescourt Surgery & Pharmacy, Walking distance to Llandaff High Street. Well served bus route.



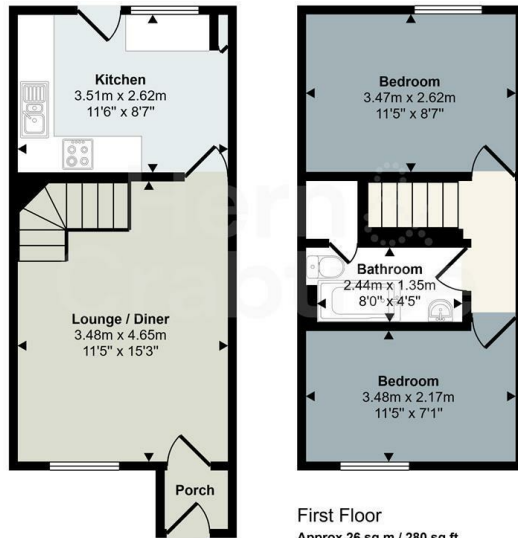
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
53 sq m / 572 sq ft



Ground Floor
Approx 27 sq m / 292 sq ft

First Floor
Approx 26 sq m / 280 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.

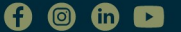


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