



# Nicholson Webb Close

| Danescourt | Cardiff | CF5 2RL





No Chain. A larger style two double bedroom semi-detached house perfectly placed on this popular residential street in Danescourt. Very much a blank canvas ready for the next occupier to come and put their own stamp on and offering excellent potential, this would make a perfect first time buy or investment.

The accommodation briefly comprise: Entrance Porch, Lounge, Kitchen leading into Conservatory to the ground floor. To the first floor are Two Double Bedrooms and a Shower Room. The property further benefits from a enclosed rear garden and off street parking to the front.

Danescourt is a popular location and is placed 4 miles from Cardiff city centre. It offers excellent public transport links via rail and bus. There are reputable English and Welsh primary and secondary schools within catchment and walking distance. Be quick and book early

#### Porch

Enter via a double glazed composite door to the front elevation with double glazed obscure windows. Tiled flooring. Coved ceiling. Fitted storage cupboard. Radiator.

#### Living Room

13'0" max x 17'2" max

Double glazed window to the front elevation. Coved ceiling. Dado rail. Ceiling roses. Wood laminate flooring. Radiator. Stairs rising up to the first floor.

#### Kitchen

12'10" max x 9'2" max

Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated five ring gas hob with tiled splash back and cooker hood over. Integrated oven. Plumbing for washing machine. Space for full length dishwasher. Space

for fridge freezer. Gas combination boiler. Coved ceiling. Radiator. Tiled flooring. Squared off archway to the conservatory.

#### Conservatory

10'6" max x 10'3" max

Double glazed windows. Double glazed obscure PVC roof. Double glazed French doors leading to the garden. Tiled flooring. Radiator. Squared off archway to the kitchen.

#### Landing

Stairs rise up from the living room. Wooden handrail. Wooden laminate flooring. Radiator.

#### Bedroom One

11'0" max x 8'9" max

Double glazed window to the front elevation. Built-in wardrobes. Coved ceiling. Dado rail. Ceiling rose. Wooden laminate flooring. Radiator.

#### Bedroom Two

9'3" max x 10'7" max

Double glazed window to the rear elevation. Fitted mirrored wardrobes. Coved ceiling. Wooden laminate flooring. Radiator.

#### Bathroom

4'9" max x 5'3" max

Double glazed obscure window to the side elevation. W/C and wash hand basin. Vanity cupboard. Shower quadrant with glass door. Heated towel rail. Tiled walls. Vinyl flooring. Extractor fan. Fitted linen cupboard.

#### Garden

Enclosed rear garden. Concrete laid patio. Timber frame storage sheds. Outside lights.

#### Outside Front

Concrete laid driveway providing off road parking for three vehicles. Outside light.

#### Tenure

# NICHOLSON WEBB CLOSE

Guide Price £220,000



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

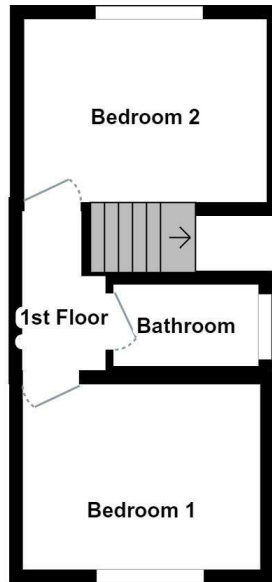
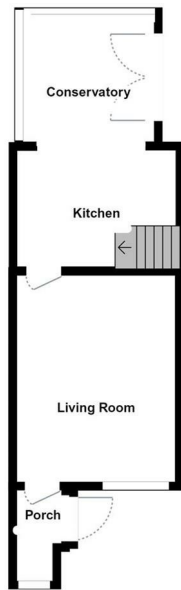




Call Hern & Crabtree to arrange a viewing on 02920 555 198

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



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.