

Holgate Close

DANESCOURT, CARDIFF, CF5 2PE

GUIDE PRICE £240,000

**Hern &
Crabtree**



Holgate Close

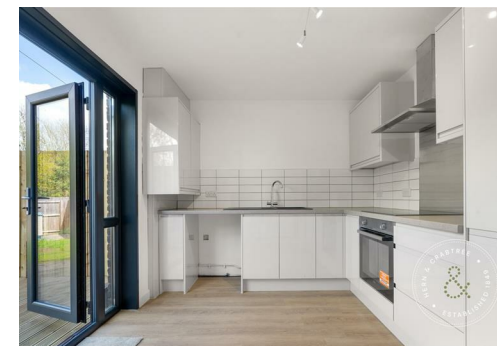
Situated in a quiet cul-de-sac within the highly sought-after Danescourt area, this beautifully refurbished two double bedroom mid-terrace home is offered to the market with no onward chain. Presented in turn-key condition, it provides an excellent opportunity for first-time buyers looking to move straight in or those looking to downsize.

The accommodation briefly comprises an entrance porch leading into a spacious lounge, and a modern kitchen/breakfast room with French doors opening onto the rear garden—ideal for both everyday living and entertaining.

To the first floor, there are two generously sized double bedrooms along with a contemporary bathroom.

Externally, the property benefits from a good size rear garden and off-street parking to the front.

Holgate Close is a desirable residential street, conveniently located close to local amenities, shops, and well-regarded schools. Danescourt Train Station is just a short walk away, offering excellent links into the city centre via the City Line.



566.00 sq ft

Entrance

Entered via a double glazed pvc front door into living room.

Living Room

Double glazed window to the front, radiator, stairs to the first floor with understairs cupboard, laminate floor.

Fitted Kitchen

Double glazed French doors to the garden, wall and base units with worktop over, four ring hob with cooker hood above and integrated oven, one and a half bowl sink and drainer with mixer tap, integrated fridge/freezer, space and plumbing for washing machine, cupboard housing the gas combination boiler, radiator, wood laminate flooring.

FIRST FLOOR

Stairs rise up from the living room, access to loft space.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

fitted with bath with mixer tap and shower attachment and glass screen, w.c and wash hand basin, radiator, airing cupboard with shelving, extractor fan, part tiled walls, laminate flooring.

OUTSIDE

Rear

Landscaped garden with timber decking, timber fence, stone chipping area.

Front

A keyblock driveway.

Tenure and Additional Information

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

Epc - C

Council Tax - D

Disclaimer

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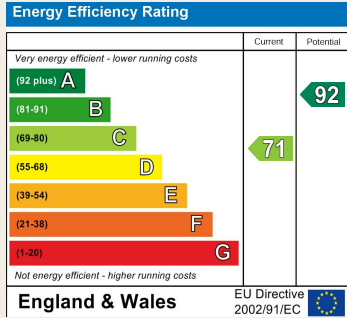
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