

# 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

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.



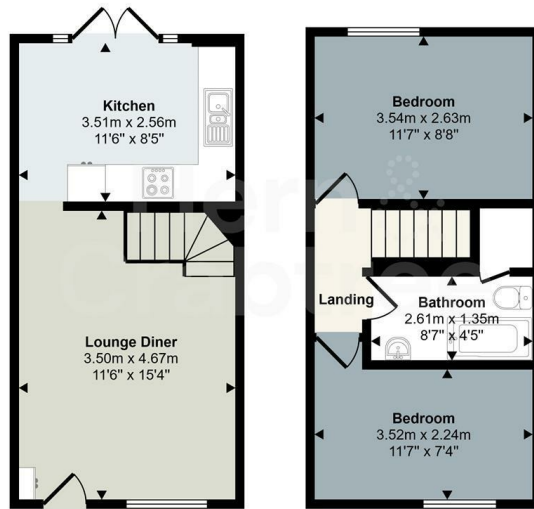
# Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>92</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</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 |



Approx Gross Internal Area  
53 sq m / 566 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.



## Hern & Crabtree

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