



38 DE BRAOSE CLOSE
DANESCOURT
CARDIFF CF5 2DH

ASKING PRICE OF
£289,950



SEMI- DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED FAMILY HOME ** MODERN KITCHEN AND BATHROOM ** LANDSCAPED REAR GARDEN **** A bright and spacious, three bedroom semi detached family home in the sought after area of Danescourt, being a short distance from local amenities and transport links. Entrance porch, spacious lounge, dining room with french door to rear garden, modern fitted kitchen. To the first floor are three bedrooms and a modern family bathroom. Gas central heating. Double glazed windows. Beautifully landscaped tiered garden comprising paved patio and lawn. Two car driveway to side. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the entrance porch. Laminate flooring. Door to lounge.

LOUNGE

14' 1" x 13' 6" (4.30m x 4.12m)

An excellent sized primary reception with window to front. Quality laminate flooring. Archway to dining room. Stairs to first floor with under stairs recess.

DINING ROOM

10' 6" x 7' 1" (3.21m x 2.17m)

With french doors to the rear garden. With ample space for large family dining table. Laminate flooring. Archway to kitchen. Radiator.

KITCHEN

10' 6" x 6' 2" (3.22m x 1.89m)

Modern fitted kitchen appointed along three sides in light high gloss fronts beneath concrete effect laminate worktop surfaces. Inset stainless steel sink. Space for slot in cooker with cooker hood above. Space for fridge freezer. Plumbing for washing machine. Plumbing for tumble dryer. Matching range of eye level wall cupboards. Window overlooking the rear garden. Tiled flooring.

FIRST FLOOR

LANDING

Access to roof space. Storage cupboard housing modern 'Combi' Worcester boiler. Doors to all rooms.

BEDROOM ONE

11' 5"(max) x 8' 7" (3.50m x 2.64m)

A good sized master bedroom. Built in sliding door wardrobes. Radiator. uPVC window to front.

BEDROOM TWO

9' 3" x 5' 9" (2.84m x 1.77m)

A second bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

7' 6" x 6' 9" (2.29m x 2.06m)

A third bedroom currently being used as an office. Radiator. uPVC window to rear.

FAMILY BATHROOM

7' 4" x 6' 2" (2.24m x 1.89m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, curved bath with chrome shower and glass shower screen and chrome heated towel rail. Tiled floor and splashbacks. Obscured glass window to side.

OUTSIDE

REAR GARDEN

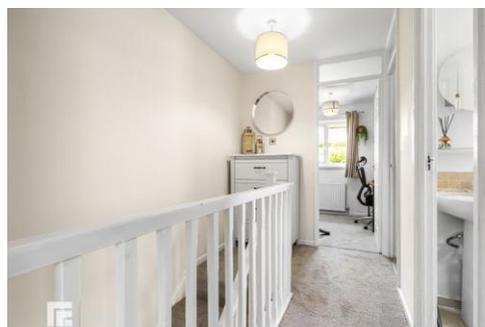
Bordered by a timber fence, tiered garden with areas of lawn, mature trees and paved patio. Timber shed. Timber gate to side for access. Outside tap.

FRONT GARDEN

Stone area with paving stones leading to front door. Driveway with parking for up to two vehicles.



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Floorplans & EPC to be inserted here

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