



16 BALDWIN CLOSE
DANESCOURT
CF5 2SP

ASKING PRICE OF
£240,000



MID TERRACE PROPERTY



2



1



1



1

****NO CHAIN**MID TERRACE
PROPERTY**TWO BEDROOMS**FULLY
RENOVATED**LANDSCAPED REAR
GARDEN**** A beautifully designed and
immaculately presented two bedroom mid
terrace property in the sought after area,
Danescourt. Hallway with under stairs
cupboard opening into a further kitchen space
with utilities; spacious lounge/diner and
kitchen. To the first floor; master bedroom,
modern family shower room and good sized
second bedroom. Quality fixtures and fittings
throughout. Well manicured, landscaped,
enclosed rear garden. Driveway.
EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 553 SQ FT

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, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE HALLWAY

Entered via a uPVC door; built in, tall wall cupboard, wooden flooring with insulation. Staircase leading to first floor with wooden treads and painted risers. Archway to kitchen and opening to lounge.

UNDER-STAIRS CUPBOARD

A concealed cupboard with folding doors opening to a further wooden worktop/ kitchen area. Storage shelves. Tiled splashbacks. Plumbing for washing machine. Wine Rack. Tap to switch on outside water supply. Under storage units. Light. Pull out draw with bins for recycling.

KITCHEN

12' 0" x 5' 6" (3.68m x 1.70m)
Appointed along three sides, eye and low level cupboards beneath solid wood (Beech) work surfaces. Integrated stainless steel 1.5 bowl sink with side drainer and chrome mixer tap. Integrated single oven, integrated 8 zone induction hob and modern extractor hood. Space for fridge/freezer and space for dishwasher. Cupboard housing concealed 'Worcester' gas combi boiler. Tiled flooring with insulation. Half wall tiling. Archway into hallway. uPVC window to front.

LOUNGE/DINER

13' 1" x 11' 9" (4.01m x 3.59m)

A good sized lounge/diner with solid wood floor, modern vertical radiator and double French doors opening into the beautifully landscaped and well maintained rear garden.

FIRST FLOOR

LANDING

Access to insulated loft space. Doors to all rooms.

BEDROOM ONE

11' 8" x 9' 0" (3.58m x 2.75m)

A spacious master bedroom. Ample space for wardrobes. Modern radiator. uPVC window to rear.

BEDROOM TWO

11' 9" x 9' 2" (3.59m x 2.81m)

A second good sized bedroom. Ample space for wardrobes. Built in over stairs cupboard with space for storage and currently being used for condenser dryer. Modern radiator, Two uPVC windows to front.

SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.75m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, mirrored wall cupboard, walk in shower with glass sliding door and dual headed chrome shower. Tiled splashbacks. Tiled flooring. Spotlights. Extractor fan. Chrome heated towel rail. Built in shelving unit with spotlight.



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OUTSIDE

REAR GARDEN

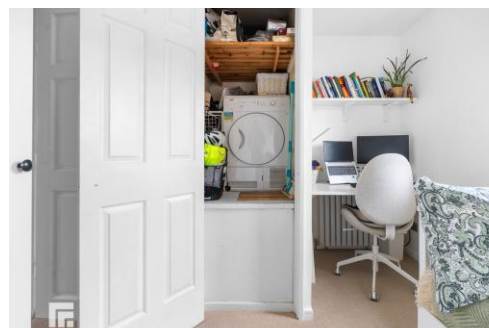
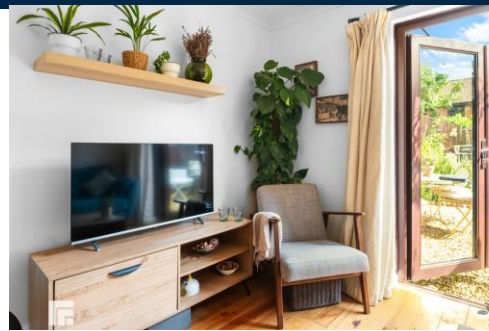
Bordered by a timber fence, a beautifully landscaped, well maintained rear garden. 'Belfast' sink with outside tap on a stoned area leading to pathway with brick border; surrounded by mature plants and shrubs. Area of edible plants such as Rosemary, Thyme and basil leading to raspberry, apple and plum trees. Timber shed. Space for outside dining. Outside power socket.

FRONT

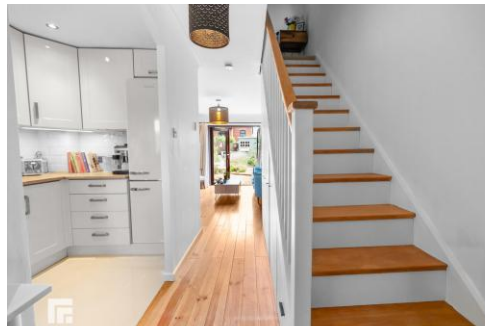
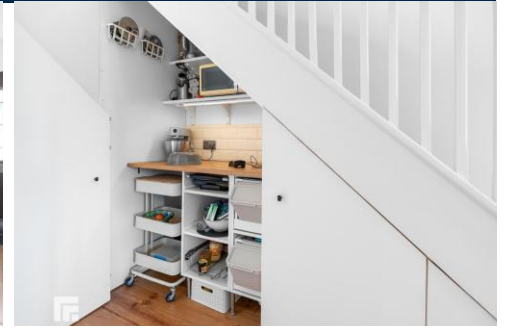
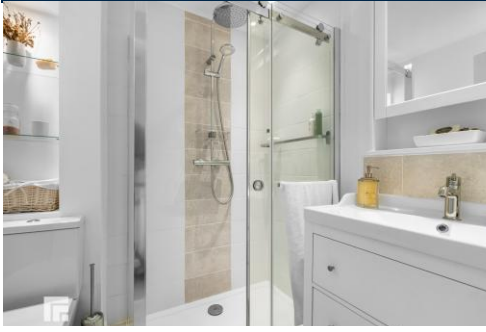
Block paved driveway with parking for one vehicle. Lavender and spring bulbs planted to one side. Stone area leading to front door.



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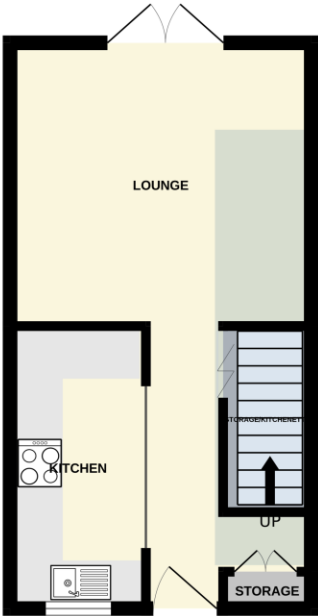


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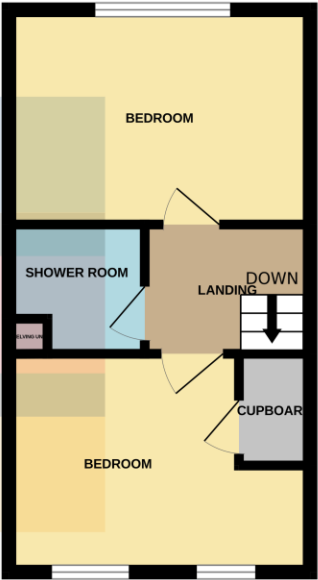


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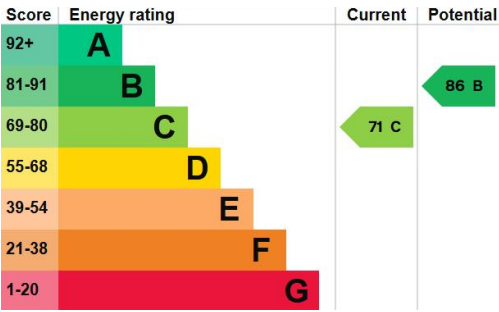
GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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