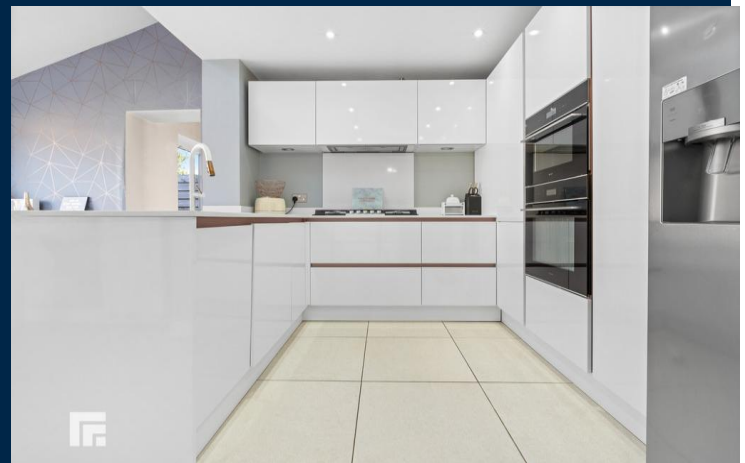




77 HEOL URBAN
DANESCOURT
CARDIFF CF5 2QP

ASKING PRICE OF
£339,950



SEMI-DETACHED PROPERTY



3



1



2



2

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1194 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME ** MODERN KITCHEN AND BATHROOM **** An extended and much improved three bedroom semi detached family home in the sought after area of Danescourt, being close to local amenities. Entrance porch, spacious lounge, modern fitted kitchen and diner with tri folding doors to the rear garden, utility room, cloakroom and study/playroom. To the first floor are three bedrooms and a large, modern family bath and shower room. Gas central heating, double glazing. Low maintenance rear garden comprising patio and artificial lawn with brick built storage shed. Key block driveway to front. EPC rating: TBC

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, coffee shop and nursery, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

ENTRANCE PORCH

Approached via a composite entrance door leading to the entrance porch. Laminate flooring. Window to front.

LOUNGE

17' 5" x 12' 10" (5.31m x 3.93m)

Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Radiator.

KITCHEN AND DINING ROOM

18' 1" x 12' 11" (5.52m x 3.96m)

Well appointed along four sides in white gloss handle less doors beneath quartz worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset five ring gas hob with concealed cooker hood above. Integrated oven and microwave. Space for American style fridge freezer. Integrated slim line dishwasher. Matching range of eye level wall cupboards. Ample space for large family dining table. Recessed spotlights. Velux window to rear pitch. Worktop breakfast bar area. Quality tiled flooring. Tri folding doors opening to the rear garden. Vertical radiator. Opening to utility room.

UTILITY ROOM

6' 3" x 6' 1" (1.93m x 1.87m)

With units and quartz worktop to one side. Plumbing for washing machine. Space for tumble dryer. Upvc double glazed door to rear garden. Quality tiled flooring with underfloor heating.

CLOAKROOM

Quality white suite comprising low level wc and wash hand basin. Quality tiled flooring with underfloor heating.

STUDY/PLAYROOM

16' 6" x 6' 8" (5.03m x 2.05m)

With french doors to front. Quality tiled flooring with under floor heating.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the large central landing area. Large over stairs storage cupboard. Access to roof space, housing the combi gas central heating boiler. Radiator.

BEDROOM ONE

12' 10" x 8' 8" (3.92m x 2.65m)

Overlooking the entrance approach, a good sized primary bedroom. A range of fitted wardrobes to one side with sliding entrance doors. Radiator.

BEDROOM TWO

12' 11" x 9' 0" (3.95m x 2.76m)

Aspect to rear, a second double bedroom. Fitted wardrobes to one side. Radiator.

BEDROOM THREE

12' 11" x 6' 9" (max)(3.94m x 2.06m)

Aspect to front. Radiator.



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FAMILY BATH AND SHOWER ROOM

12' 2" x 6' 1" (3.71m x 1.87m)

Quality, modern fitted white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with chrome twin head shower and freestanding bath with side tap/shower mixer. Quality tiled flooring. Wall tiling to splash back areas. Recessed spotlights. Obscured glass window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of artificial lawn. Fully enclosed. Brick built storage shed to the rear of the garden.

FRONT GARDEN

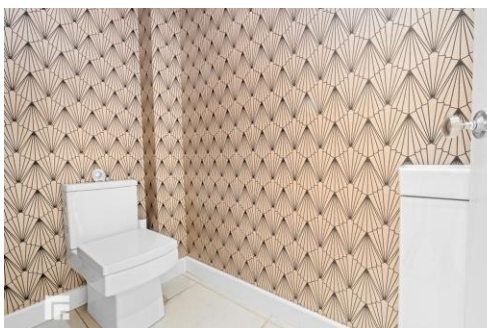
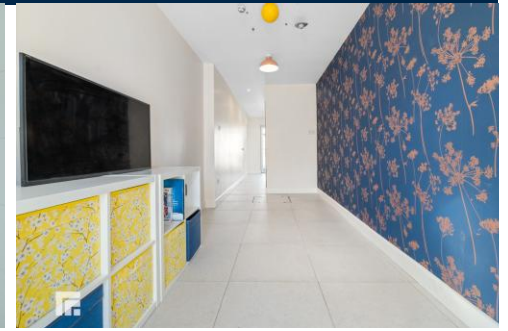
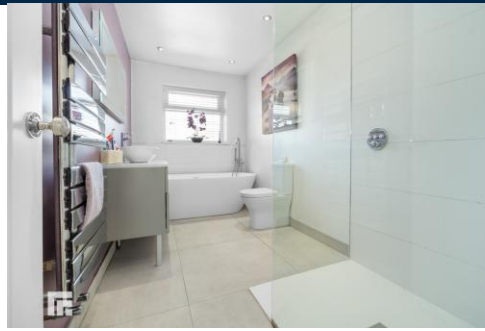
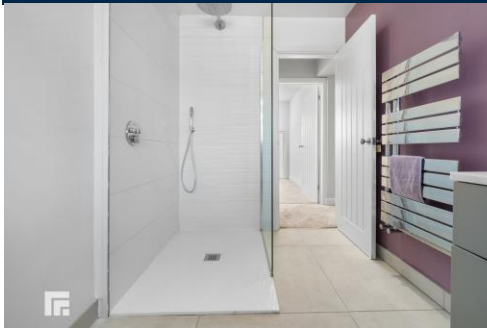
Key block paved driveway to front.



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TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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