



11 BEALE CLOSE
DANESCOURT
CARDIFF CF5 2RU

ASKING PRICE OF
£310,000



SEMI- DETACHED PROPERTY



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2

**** THREE BEDROOM SEMI DETACHED IN A CONVENIENT LOCATION ** LARGE STORAGE ROOM ** NO CHAIN **** A well presented three bedroom semi detached family home in the sought after area of Danescourt, being conveniently placed within a short walking distance of Danescourt Train Station. Entrance porch, lounge, dining room with patio doors to rear, neat fitted kitchen with wood worktops. To the first floor are three bedrooms and a family bathroom. Gas central heating, double glazing. Paved patio and lawned rear garden with large storage room (former garage). Long driveway. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 686 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, café, nursery, 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

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the entrance porchway. Wood flooring.

LOUNGE

14' 1" x 13' 7" (4.30m x 4.15m)

Overlooking the entrance approach, a good sized primary reception. Archway to dining room. Staircase with open tread staircase leading to first floor. Wood flooring. Two radiators.

DINING ROOM

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

With patio doors to rear garden, ample space for large dining table. Opening to kitchen. Wood flooring. Radiator.

KITCHEN

10' 7" x 3' 3" (3.23m x 1.91m)

Appointed along three sides in white high gloss fronts with wood worktops above. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Window to rear.

FIRST FLOOR

FIRST FLOOR LANDING

Approached via an open tread staircase leading to the central landing area. Access to roof space. Line storage cupboard with shelving.

BEDROOM ONE

11' 6" x 8' 6" (3.52m x 2.61m)

Overlooking the entrance approach, a good sized primary bedroom. Fitted wardrobes to one side with sliding mirror fronted doors. Radiator.

BEDROOM TWO

9' 6" x 7' 5" (2.91m x 2.27m) (max)

Overlooking the rear garden, built out wardrobe. Radiator.

BEDROOM THREE

7' 7" x 6' 8" (2.33m x 2.04m)

Overlooking the rear garden. Radiator.

FAMILY BATHROOM

7' 5" x 6' 4" (2.27m x 1.94m)

White suite comprising low level wc, wash hand basin, tile panelled bath with shower above. Wall tiling to splash back areas. Obscured glass window to side. Recessed spotlights. Chrome heated towel rail.



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OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn with hedgerow to one border. Wide side access with double timber entrance gates. Outside light. Outside tap. Door to garage/storage.

FRONT GARDEN

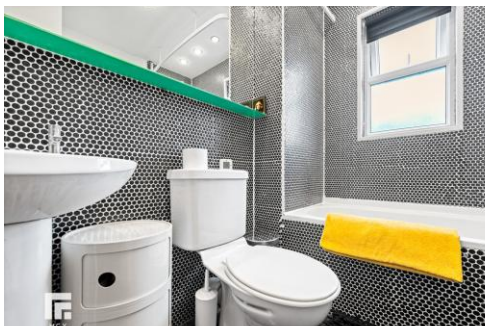
Lawn to front with inset tree. Neat shrub beds. Driveway to side.

STORAGE/FORMER GARAGE

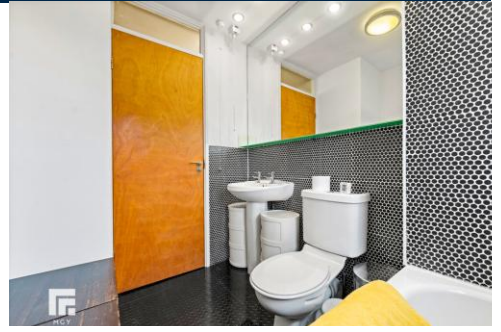
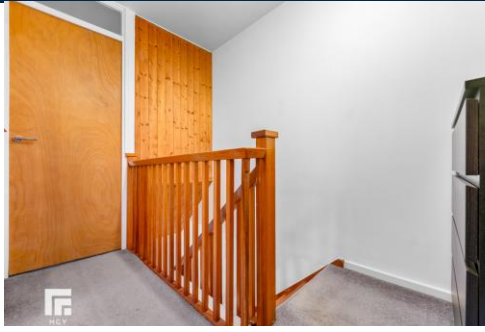
Former garage, now partially converted with entrance door, windows, boarded walls, power and lighting to form an ideal storage area.



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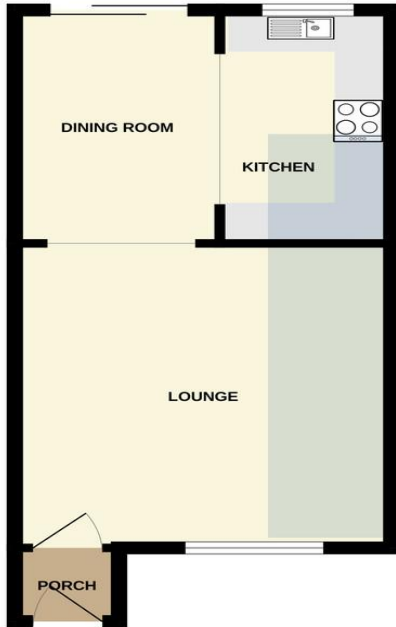


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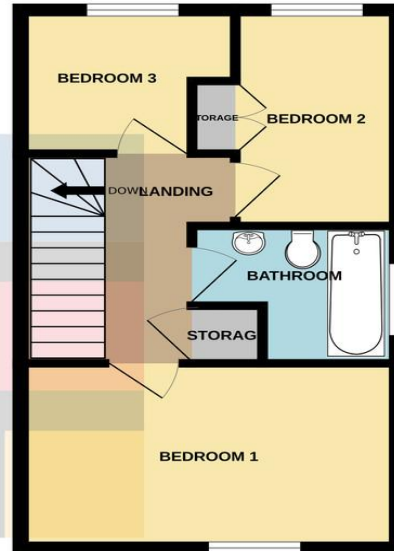


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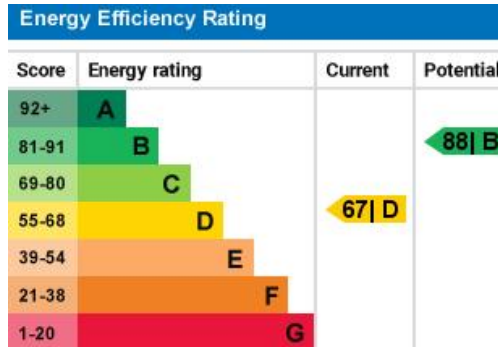
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.8 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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