

55 Heol Cynwrig,

Cardiff, CF5 2DB



Estate Agents and
Chartered Surveyors

Asking Price Of

£357,000



Semi Detached Property

3

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3

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Property Description

**** BEAUTIFULLY PRESENTED MODERN THREE BEDROOM SEMI DETACHED **** An exceptionally beautifully presented semi-detached Afon Teifi' style Redrow built property, in a popular location being a short distance from transport links and local amenities. Entrance hallway, cloakroom, large lounge, spacious kitchen and dining room with integrated appliances. To the first floor there are three good sized bedrooms, principal bedroom with ensuite shower room and a separate family bathroom with bath and shower. Gas central heating, double glazing. Lawned front and rear garden, driveway to side. EPC rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 945 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular residential suburb of Danescourt. The area is well served by it's local amenities which include a shopping precinct with adjacent public house, hairdressing salon, church, doctors & dentist surgery with adjoining chemist & regular bus & train services. Danescourt has it's own excellent Primary school an falls within the Radyr Comprehensive catchment. Commuters will also benefit from the areas easy access to Cardiff City Centre & the M4 Motorway.

ENTRANCE HALL

Approached via a composite entrance front door, radiator. Door to lounge and cloakroom.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Porcelanosa tiled flooring and half tiled walls. Extractor fan.

LOUNGE

24' 8" x 9' 10" (7.52m x 3.70m)
Overlooking the entrance approach, a good sized principal reception, understairs storage cupboard, staircase to first floor, door to kitchen and radiator. Luxury Vinyl Tile (LVT) flooring. Fitted plantation shutters.

KITCHEN/DINING ROOM

16' 0" x 11' 5" (4.9m x 3.5m)
Modern fitted kitchen well appointed along three sides with units beneath worktop surfaces. One and a half bowl composite sink and drainer. Double 'Siemens' oven, gas hob with extractor hood over. Integrated fridge/freezer, space for washing machine. LVT flooring. Spotlights. Window to rear. French doors to rear garden and ample space for family dining table, radiator.

LANDING

Approached via a full turning staircase leading to the central landing area, access to roof space and built out cupboard.

BEDROOM ONE

12' 2" x 11' 4" (3.72m x 3.47m)
Overlooking the rear garden, a good sized principal bedroom, fitted wardrobe, radiator and door to ensuite. Fitted plantation shutters.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle, wall tiling to splash back area, chrome heated towel rail and window to rear. Porcelanosa tiled splash backs and flooring. Spotlights. Extractor fan and shaver point.

BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.71m)
Aspect to front, a good sized second bedroom. Radiator. Fitted plantation shutters.

BATHROOM

7' 4" x 5' 6" (2.25m x 1.7m)
A white modern suite comprising low level WC, pedestal wash hand basin and panelled bath with chrome shower above, swivel shower screen. Porcelanosa tiled splash backs and flooring. Extractor fan and shaver point. Spotlights, Radiator.

BEDROOM THREE

9' 4" x 7' 2" (2.86m x 2.19m)
Aspect to front, radiator. Fitted plantation shutters.

FRONT GARDEN

Mainly laid to lawn with path to front door. Off street parking for two cars. Gated access to rear garden.

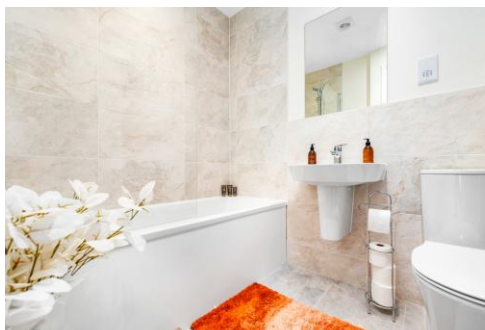
REAR GARDEN

A spacious, South Westerly facing rear garden mainly laid to lawn with paved patio area. Outside tap. Additional garden to side with garden shed.

ADDITIONAL INFORMATION

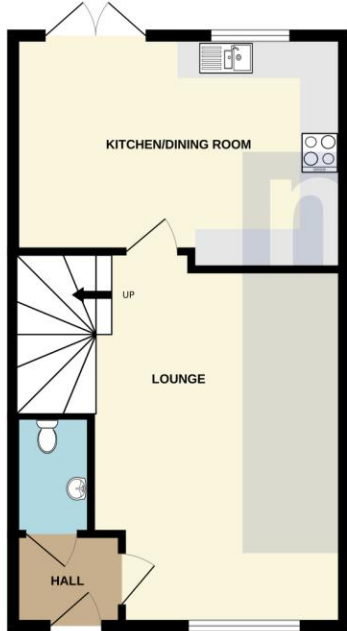
Service Charge £208 per annum payable when site is completed.

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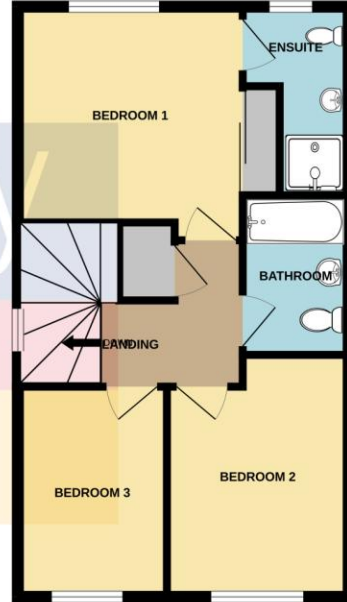


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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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