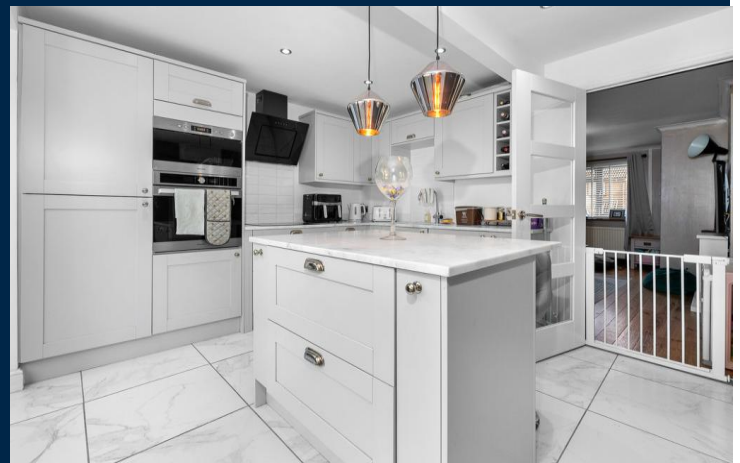




28 DUXFORD CLOSE
CARDIFF CF5 2PR

ASKING PRICE OF
£285,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI ** GARAGE ** A**
modernised three bedroom semi detached family house with garage in a sought after location close to transport links and amenities. Entrance hallway, lounge, modern fitted kitchen and breakfast room with integrated appliances. To the first floor are three bedrooms and a family shower room. Gas central heating. Double glazing. Folding doors from the kitchen to the garden. Tiered rear garden comprising paved patio and lawn. Driveway leading to garage. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX : 882 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is situated in a much sought after residential area and well served by many local amenities all within walking distance. These include a local shopping precinct with medical and dental practices, a pharmacy, supermarket, post office, newsagent, train station and regular bus services to the City Centre and surrounding areas. There is also a leisure centre close by which offers a variety of sporting facilities.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

LOUNGE

14' 3" x 14' 0" (max) (4.35m x 4.29m)

With window to front, a good sized primary reception. Low level storage under stairs. Wood flooring. Radiator. double doors to kitchen.

KITCHEN AND BREAKFAST ROOM

14' 0" x 9' 9" (4.29m x 2.99m)

Modern fitted kitchen well appointed along two sides in light panelled fronts beneath quartz worktop surfaces. Inset 1.5 bow sink with side drainer. Inset four ring induction hob with hob with cooker hood above. Integrated oven. Integrated fridge freezer. Integrated slim line dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Tiled splash back. Central breakfast bar island with storage. Tri folding doors opening to the rear garden. Tiled flooring. Vertical radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Window to side. Access to roof space. Over stairs cupboard.

BEDROOM ONE

12' 0" x 8' 8" (3.68m x 2.66m)

Large window overlooking the rear garden, a good sized primary bedroom. Fitted wardrobes with sliding doors to one side. radiator.

BEDROOM TWO

10' 11" x 8' 0" (3.35m x 2.46m)

Overlooking the entrance approach, a good sized second bedroom. Radiator.

BEDROOM THREE

6' 1" x 5' 9" (1.86m x 1.76m)

Aspect to front. Radiator.

FAMILY SHOWER ROOM

8' 0" x 4' 11" (2.46m x 1.50m)

Modern family shower room with white suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with glass screen. Full wall tiling. Tiled flooring. Recessed spotlights. Extractor fan.

OUTSIDE

REAR GARDEN

A good sized tiered rear garden comprising two levels of paved patio and an upper lawned tier. Outside tap. Access to garage.

FRONT

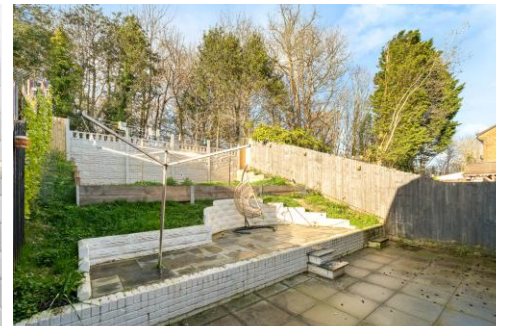
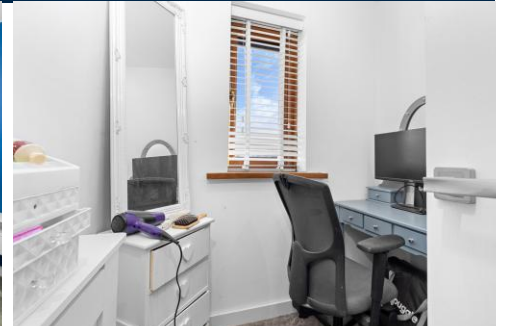
Decorative stone garden with central pathway. Driveway leading to garage.

GARAGE

With up and over access door. Door and window to rear.



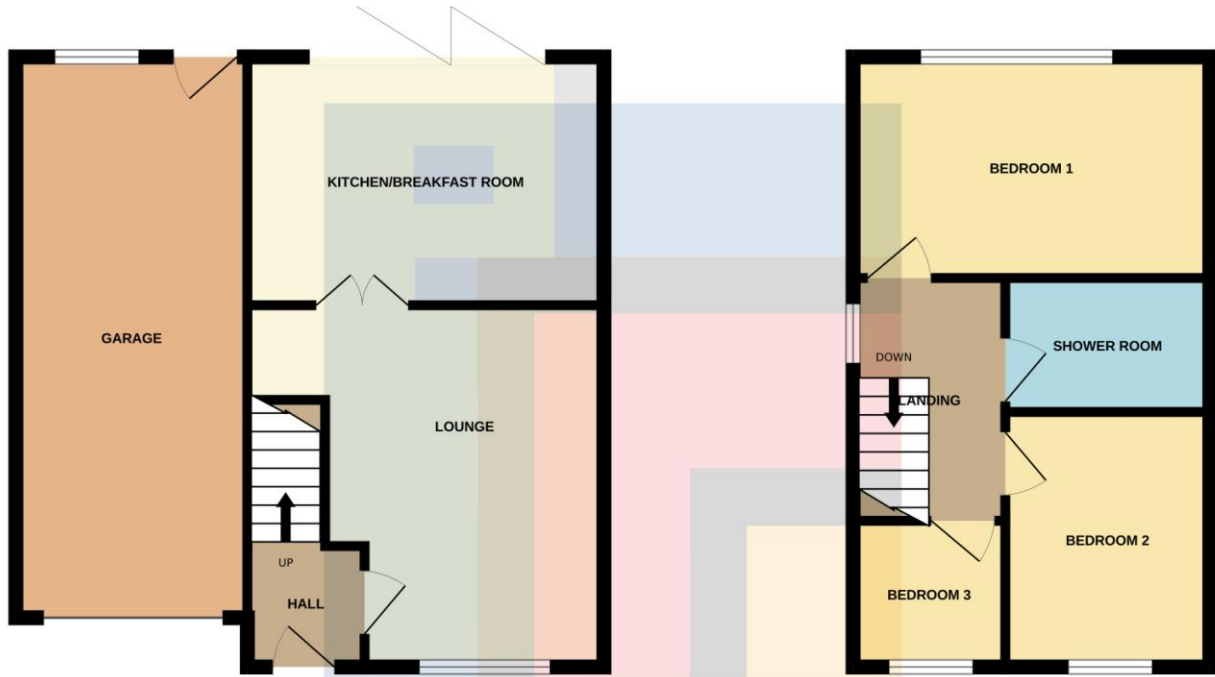
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GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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