



Kirton Close

Cardiff, CF5 2NB

£309,950

- NO ONWARD CHAIN
- THREE BEDROOMS
- END OF TERRACE
- CONSERVATORY TO REAR
- GARAGE
- SPACIOUS LOUNGE/DINER

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**** NO ONWARD CHAIN * COMBI BOILER * SPACIOUS LOUNGE/DINER * CONSERVATORY TO REAR * GARAGE * EXCELLENT LOCATION ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom property in a popular location of Cardiff. The property is conveniently located by being within close proximity to Cardiff city centre as well as Danescourt train station. The ground floor accommodation comprises of an entrance hall, lounge/diner, kitchen and conservatory. The first floor benefits from a landing area which offers access to the bathroom and three well proportioned bedrooms. Externally the property boasts ample garden space to the front and rear with off road parking and a garage being found at the front of the property. Please contact Sell Right Estate Agents to book your viewing on this property.

Tenure: Freehold

Council Tax Band: D

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Hallway

UPVC double glazed window and door to front, plastered walls, textured ceiling, carpet flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 21' 7" x 12' 8" (6.57m x 3.85m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, carpet flooring, radiator, opening to kitchen.

Kitchen 8' 6" x 8' 5" (2.59m x 2.56m)

UPVC double glazed window and door to conservatory, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan.

Conservatory 8' 2" x 13' 11" (2.48m x 4.25m)

UPVC double glazed windows and patio doors to rear, vinyl flooring.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, loft access, doors to bathroom, three bedrooms and built in storage.

Bathroom 6' 0" x 7' 0" (1.83m x 2.14m)

UPVC double glazed window to rear, tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with hand held shower and glass side screen.

Bedroom One 9' 10" x 9' 4" (2.99m x 2.84m)

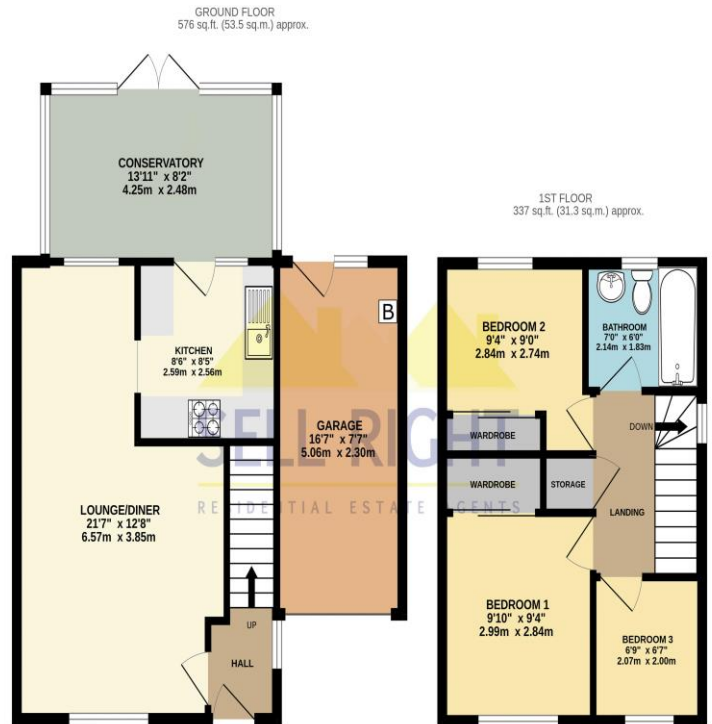
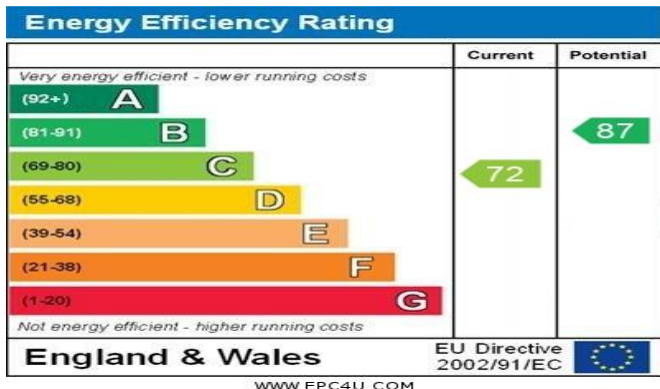
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.

Bedroom Two 9' 0" x 9' 4" (2.74m x 2.84m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.

Bedroom Three 6' 9" x 6' 7" (2.07m x 2.00m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 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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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.