







welcome to

Allan Durst Close, Cardiff

This well presented two double bedroom, semi-detached family home is situated in a great position in Danescourt. The property benefits from a great size rear garden, detached garage and parking for several vehicles and access to excellent transport links.













Entrance Hall

Double glazed window to front, wooden door to living room and engineer oak flooring.

Lounge

Double glazed window to front, feature fireplace, engineer oak flooring, radiator, television point, door to kitchen/diner and stairs to first floor.

Kitchen / Diner

Modern kitchen fitted with wall and base units, integral Bosch oven, Bosh microwave oven, Bosch hobs (gas), extractor hood, sink and drainer, wall mounted boiler, space for fridge freezer, double glazed window to rear, ceramic flooring, radiator and double glazed door to rear garden.

Landing

Access to loft via pull down ladder, radiator and door to all rooms.

Bedroom One

Double glazed window to rear, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes and radiator.

Bathroom

Obscured double glazed window to side, wash hand basin, mirrored vanity cabinet, WC, panelled bathtub with mixer tap and overhead shower, fully tiled walls and vinyl flooring.

Front Garden

Laid to lawn and drive leading to separate garage.

Rear Garden

Enclosed rear garden with fencing, laid to lawn, raised decked patio area, outside tap and door to garage.

Garage

Up and over door, door to side, window to rear, plumbing for washing machine, sink and drainer, space for further appliances, power point and door cloakroom.

Cloakroom

Wash hand basin and WC.





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Allan Durst Close, Cardiff

- Immaculate & generous two bedroom semi detached home
- Spacious open plan living room
- Newly fitted kitchen with access to garden, Secluded cul de sac location
- Enclosed rear garden & driveway with parking for several vehicles
- Garage NO CHAIN!

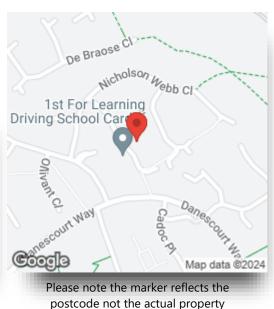
Tenure: Freehold EPC Rating: C

£280,000









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Property Ref: CRP107161 - 0018 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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