





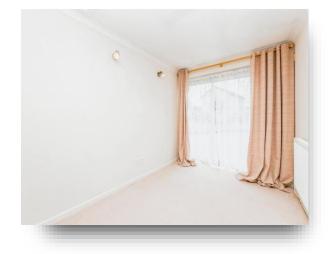
welcome to

Richard Lewis Close, Cardiff

Discover this unique 2-bedroom family home in Richard Lewis Close, near Danescourt train station and Radyr Comprehensive School. Featuring a spacious lounge, dining room, reception room, patio driveway, and large enclosed garden. Don't miss out—schedule a viewing today!













Entrance Hall

4' 2" max x 3' 9" max (1.27m max x 1.14m max) Glass panel door to Lounge, built in storage and wooden floor.

Lounge

15' 4" max x 10' 9" max (4.67m max x 3.28m max) Double glazed window to front, wood stairs to upper level, door to kitchen, steps down to Dining Room, two gas radiators & air conditioning unit.

Dining Room

7' 5" max x 7' 4" max (2.26m max x 2.24m max) Accessed via Lounge, glass room divider to Reception Room, radiator, space for dining table & chairs and double glazed patio doors to Rear Garden.

Reception Room

9' 4" \max x 7' 2" \max (2.84m \max x 2.18m \max) Radiator and floor to ceiling double glazed window to front.

Kitchen

10' 9" max x 8' 8" max (3.28m max x 2.64m max) Tiled floor, wall & base units with under unit lights, dishwasher, hob, oven & extractor fan, partially tiled walls, sink & drainer, double glazed window to Conservatory & glass panel door to access Conservatory.

Conservatory

10' 7" max x 10' 2" max (3.23m max x 3.10m max) Accessed via Kitchen, double glazed glass panel door to Rear Garden, tiled floor, exposed brick wall and space for dining table & chairs.

Landing

Access to all rooms & loft hatch with ladder.

Bedroom One

10' 4" $\max x$ 18' 4" $\max (3.15 \text{m } \max x 5.59 \text{m } \max)$ Built in glass panel wardrobe, radiator, double glazed window to front & boiler cupboard with storage.

Bedroom Two

10' 9" $\max x$ 6' 6" $\max (3.28m \max x 1.98m \max)$ Radiator, vanity cupboard and double glazed window to rear.

Bathroom

7' 4" max x 4' 7" max (2.24m max x 1.40m max) Wet room, shower, WC, wash hand basin, wall mounted storage cupboard and double glazed obscure window to side.

Rear Garden

Enclosed with fence & mature shrubs, accessed via Conservatory or Dining Room.

Front Garden

Patio driveway.





welcome to Awaiting Photograph

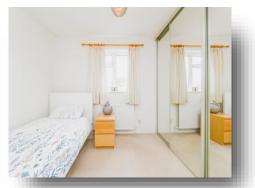
Richard Lewis Close, Cardiff

- Two Bedroom Family Home
- Patio Driveway
- Enclosed Rear Garden
- Spacious Lounge, Diner & Reception Room
- Conservatory

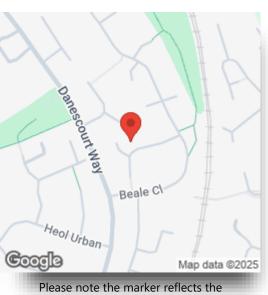
Tenure: Freehold EPC Rating: C

£255,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107703



Property Ref: CRP107703 - 0012 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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