



**De Braose Close, Cardiff CF5 2DJ**

**welcome to**

**De Braose Close, Cardiff**

Stylish 3-bed semi in quiet Danescourt cul-de-sac. Extended with open-plan living, new ensuite, and feature spotlight window upstairs. Enclosed garden, parking, close to schools and city links. Move-in ready!



### Entrance Porch

2' 9" Max x 3' 4" Max ( 0.84m Max x 1.02m Max )

Welcoming and practical, this entrance porch features built-in storage for coats and essentials, dedicated space for shoes, and easy-care laminate flooring.

### W.C.

5' 3" Max x 3' 4" Max ( 1.60m Max x 1.02m Max )

A compact and functional space featuring a heated towel rail, frosted double-glazed window for privacy, a modern W.C., and a hand wash basin.

### Lounge

19' 8" Max x 13' 6" Max ( 5.99m Max x 4.11m Max )

Bright and open, this lounge features stylish laminate flooring and a seamless flow into the kitchen. Stairs lead to the upper floor, with access to a handy utility area. Two double-glazed windows at the front bring in plenty of natural light.

### Kitchen

10' 6" Max x 13' 6" Max ( 3.20m Max x 4.11m Max )

Includes a double-glazed window to the rear and french doors leading outside. Features a breakfast bar with storage, partially tiled walls, extractor fan, slate-effect worktops, gas hob and oven, and tiled flooring with under floor heating. Open plan to the lounge.

### Utility Room

5' 1" Max x 6' 5" Max ( 1.55m Max x 1.96m Max )

Includes storage cupboards, space for a washing machine and other appliances, a side door to the garden, sink basin, and tiled flooring.

### Landing

4' 7" Max x 11' 9" Max ( 1.40m Max x 3.58m Max )

Features a skylight, radiator, carpeted flooring, and access to the loft.

### Bedroom One

11' 6" Max x 11' 9" Max ( 3.51m Max x 3.58m Max )

Carpeted with a double-glazed window to the front, built-in wardrobe, and radiator.

### En Suite

4' 5" Max x 5' 7" Max ( 1.35m Max x 1.70m Max )

Includes W.C., hand wash unit, frosted window to the front, shower, heated towel rail, vinyl flooring, and spotlights.

### Bedroom Two

11' 1" Max x 8' Max ( 3.38m Max x 2.44m Max )

Carpeted with two double-glazed windows to the rear and a radiator.

### Bedroom Three

8' 2" Max x 7' 3" Max ( 2.49m Max x 2.21m Max )

Carpeted with a double-glazed window to the rear and a radiator.

### Bathroom

6' 2" Max x 7' 3" Max ( 1.88m Max x 2.21m Max )

Includes a shower bath unit, slate tiled floor, tiled walls, spotlights, W.C., hand wash basin, heated towel rail, and a frosted window to the side.

### Loft Space

Accessed via ladder, with lighting and fully boarded throughout.

### Rear Garden

South- facing. Accessible via a path from the front of the house near the driveway



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## De Braose Close, Cardiff

- Extended & modernised throughout
- Brand-new ensuite to main bedroom
- Feature spotlight window upstairs
- Quiet cul-de-sac location in Danescourt
- Move-in ready with off-street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£330,000**



Please note the marker reflects the postcode not the actual property

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