









welcome to

De Braose Close, Cardiff

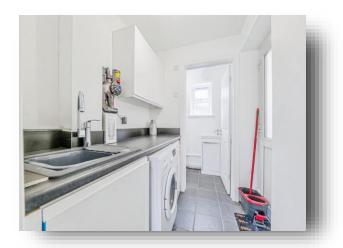
Stylish 3-bed semi in quiet Danescourt cul-de-sac. Extended with open-plan living, new ensuite, and feature spotlight window upstairs. Enclosed garden, parking, close to schools and city links. Move-in ready!

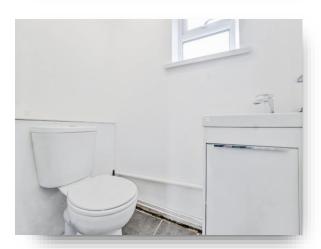












Entrance Porch

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 ($3.51 \, \text{m}$ Max x $3.58 \, \text{m}$ Max) Carpeted with a double-glazed window to the front, built-in wardrobe, and radiator.

En Suite

4' 5" Max \times 5' 7" Max (1.35m Max \times 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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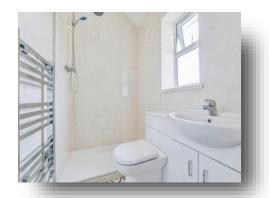
De Braose Close, Cardiff

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

Tenure: Freehold EPC Rating: C

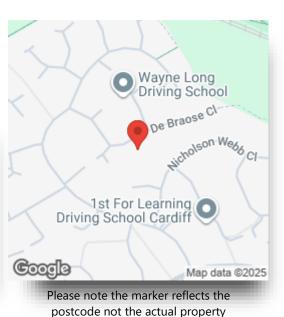
Council Tax Band: E

£330,000









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