



Heol Urban, Cardiff

offers in excess of £300,000

- Council Tax Band - E
- semi - detached
- Detached garage
- Close to local primary and secondary schools
- EPC Rating: C



 3  1  2

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About the property

A spacious three bedroom semi detached home in Heol Urban, Danescourt. The property benefits from being set back from the road with a large driveway leading to the detached single garage. To the ground floor is an entrance hall, spacious lounge diner, kitchen and a good size private and enclosed rear garden. To the first floor is three double bedrooms and a family bathroom. The property is further benefiting from being within walking distance of the local train station and has catchments to Danescourt Primary School and Radyr Comprehensive School.

Accommodation

Lounge

11' 8" x 14' 2" (3.56m x 4.32m)

Dining Room

9' 9" x 12' 4" (2.97m x 3.76m)

Bedroom One

11' 8" x 12' 2" (3.56m x 3.71m)

Bedroom Two

9' 9" x 12' 4" (2.97m x 3.76m)

Bedroom Three

7' 6" x 9' 7" (2.29m x 2.92m)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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