

Beale Close

DANESCOURT, CARDIFF, CF5 2RU

GUIDE PRICE £225,000



Beale Close

Tucked away in corner of this popular no through road in Danescourt is this two bedroom mid-terrace house. Perfectly modernised throughout ready for the next occupier to move straight in, this property would make a wonderful first time buy or investment!

The accommodation briefly comprises: Entrance Porch, Lounge/Diner and a Fitted Kitchen with a door out to the Rear Garden to the ground floor. To the first floor are Two Good Size Bedrooms and a modern fitted Bathroom Suite. The property further benefits from a beautiful front and rear garden as well as an allocated parking space to the front.

Beale Close is a sought after street in Danescourt and is located close to local amenities, shops and has excellent transport links. Danescourt Train Station is placed a stones throw away with easy access into the City Centre on the City Line. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



604.00 sq ft

Entrance

Entered via a composite door into the porch.

Porch

Coved ceiling. Wooden flooring.

Lounge

15'10" x 11'9"

Double glazed window to the front. Stairs to the first floor. Radiator. Coved ceiling. Continuation of wooden flooring.

Kitchen

11'9" x 9'4"

Double glazed window and a Patio doors to the rear. The kitchen is fitted with wall and base units with worktops and tiled splash backs. Space and plumbing for a washing machine, space for oven and futher appliance. Stainless steel sink and drainer. Coved ceiling. Radiator. Lamainte flooring.

FIRST FLOOR

Stairs from the lounge.

Landing

Loft access hatch.

Bedroom One

8'10" x 11'9"

Double glazed window to the rear. Radiator.

Bedroom Two

11'9" x 7'5"

Double glazed window to the front. Radiator. Coved ceiling.

Bathroom

8'11" x 4'7"

Bath with shower plumbed over, wash hand hand basin and w/c. Tiled walls. Coved ceiling. Laminate flooring. Heated towel rail. Cupboard housing boiler.

OUTSIDE

Rear Garden

Enclosed rear garden with a timber frame fence. Paved patio sitting area. Step to a lawn area. Flower bed.

Front Garden

Off street parking driveway. Lawn area. Pathway.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - D

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



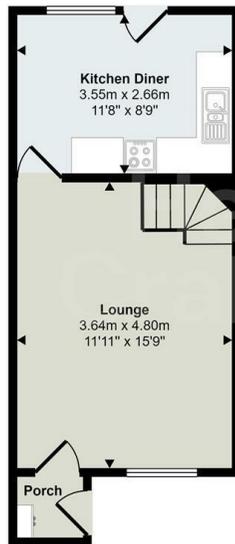
Good old-fashioned service with a modern way of thinking.



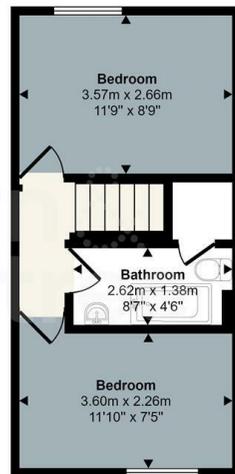
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
56 sq m / 604 sq ft



Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 27 sq m / 296 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

