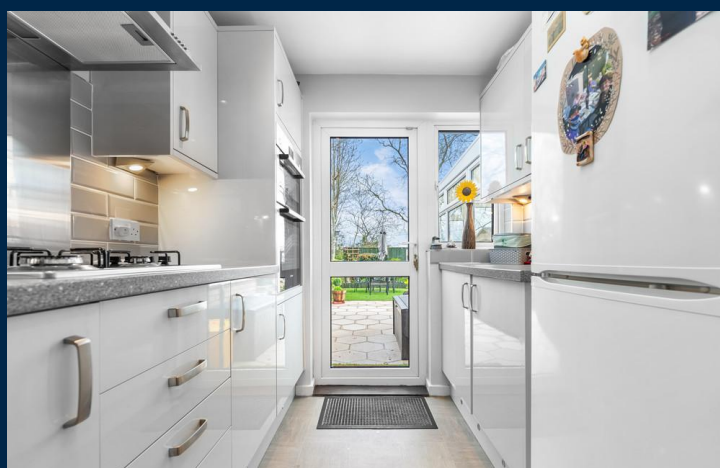




12 BEALE CLOSE
DANESCOURT
CARDIFF CF5 2RU

ASKING PRICE OF
£257,500



SEMI-DETACHED BUNGALOW



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**** BEAUTIFULLY PRESENTED TWO BED SEMI DETACHED BUNGALOW ** NO CHAIN**

**** A beautifully presented two bedroom semi detached bungalow in the sought after area of Danescourt, being a short walk to Danescourt train station and other local amenities.**

Entrance porch, hallway, lounge with French doors to conservatory, modern fitted kitchen, two bedrooms and a modern wet room. Gas central heating, double glazed windows. Low maintenance, beautifully presented rear garden. Delightful paved front with keyblock driveway. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 617 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

four ring gas hob with cooker hood above. Inset eye level oven and grill. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Wall mounted 'Worcester' gas central heating boiler. Tiled splash back. Door to rear garden.

BEDROOM ONE

9' 4" x 9' 0" (2.86m x 2.76m)

Aspect to front. Fitted wardrobe with sliding mirror fronted doors. Radiator.

BEDROOM TWO

8' 5" x 7' 1" (2.58m x 2.18m)

Overlooking the entrance approach. Radiator. Wardrobe with mirror fronted sliding door to one side.

WETROOM

Modern fitted wet room comprising low level wc, wash hand basin, wall in shower cubicle with seat. Full wall tiling. Built out airing cupboard housing the hot water cylinder. Chrome heated towel rail. Extractor fan.

REAR GARDEN

A delight low maintenance rear garden comprising hexagonal paved patio slabs leading onto an artificial lawn with neat beds of plants and shrubs. Large plastic storage shed. Enclosed by timber fencing. Paved pathway to side leading to secure timber gate.

FRONT GARDEN

Beautifully paved front with keyblock driveway. Paved steps with support rail to front.

LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, public house, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the spacious entrance porch. Window overlooking entrance approach.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to hallway. Access to part boarded roof space via drop down ladder.

LOUNGE

12' 1" x 11' 5" (3.70m x 3.50m)

A good sized reception. French doors to conservatory. Radiator. Feature fireplace with marble style hearth and back with wooden surround. Small storage cupboard.

CONSERVATORY

11' 3" x 9' 3" (3.43m x 2.84m)

Delightful conservatory overlooking the rear garden. French doors to patio. Tiled flooring. Radiator.

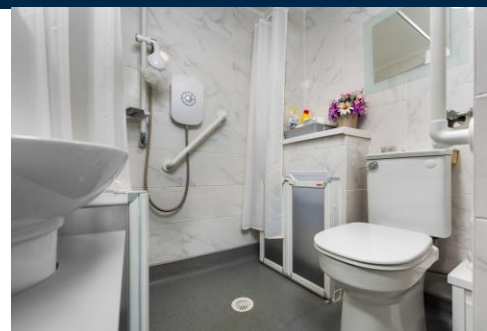
KITCHEN

10' 9" x 7' 2" (3.29m x 2.19m)

Modern fitted kitchen, well appointed along three sides in white high gloss fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer. Inset

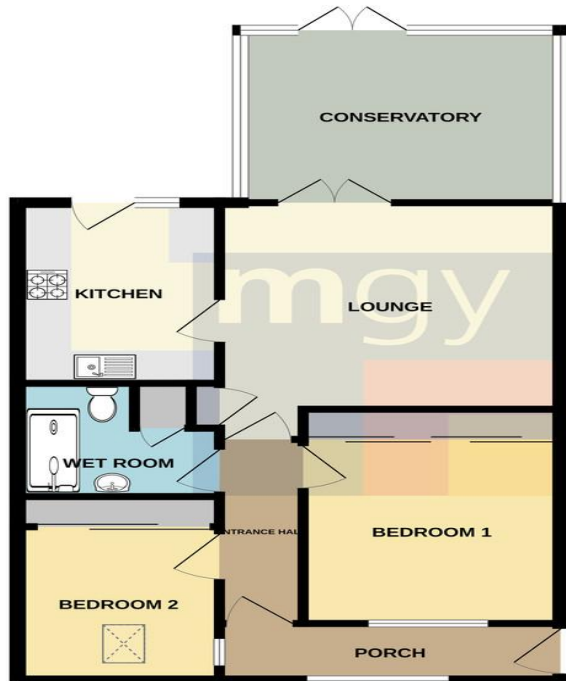


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GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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