

# 5 Woolmer Close, Cardiff, CF5 2QY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£320,000**



Semi- Detached Property



# Property Description

**\*\* THREE BEDROOM SEMI DETACHED WITH GARAGE  
\*\* MODERN KITCHEN AND BATHROOM \*\*** A bright and well presented three bedroom semi detached family house in the sought after area of Danescourt being a short walk from open green parkland and shops. Entrance porch, hallway, lounge opening to dining room, modern fitted kitchen. To the first floor are three bedrooms and a quality family bathroom. Gas central heating, double glazed windows. Southerly facing rear garden comprising paved patio and lawn, long driveway to side with double entrance gates leading to the garage with electric roller shutter door. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 777 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

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

## ENTRANCE PORCHWAY

Approached via a uPVC entrance door leading to the spacious porchway with windows to either side. Tiled flooring. Radiator. Door to hallway.

## HALLWAY

Approached via a wood panelled entrance door leading to the inner hallway. Staircase to first floor. Radiator. Double doors to lounge.

## LOUNGE

13' 2" x 12' 2" (4.03m x 3.72m)  
A good sized principal reception with large window overlooking the lawned front garden. Understairs storage cupboard. Laminate flooring. Radiator. Opening to....

## DINING ROOM

10' 9" x 7' 10" (3.30m x 2.39m)  
With french doors to the rear garden. Ample space for large family dining table. Laminate flooring. Radiator. Door to kitchen.

## KITCHEN

10' 10" x 7' 5" (3.32m x 2.28m)  
Well appointed along three sides in white high gloss fronts beneath woodgrain effect laminate worktops. Inset stainless steel sink with side drainer, monobloc mixer tap. Inset four ring hob with curved glass cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Door to rear garden. Window to side. Tiled flooring.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space via drop down ladder. Window to side.

### BEDROOM ONE

13' 8" x 8' 8" (4.17m x 2.65m)  
Overlooking the lawned front garden and entrance approach, a good sized primary bedroom. Built in wardrobes with sliding doors. Radiator.

### BEDROOM TWO

9' 1" x 9' 0" (2.79m x 2.75m)  
Overlooking the rear garden, a second double bedroom. Wardrobe recess with shelving. Radiator.

### BEDROOM THREE

9' 11" x 6' 5" (3.03m x 1.97m)  
Aspect to front. Radiator.

## FAMILY BATHROOM

6' 1" x 6' 0" (1.87m x 1.85m)  
Modern family bathroom with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with chrome twin head shower above and folding glass shower screen. Full wall tiling. Tiled flooring. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a delightful southerly aspect with paved patio leading onto an area of lawn with neat borders of plants, shrubs and flowers. Access to garage. Driveway to side with double opening entrance gates. Outside tap.

### FRONT GARDEN

Attractive lawned front garden with neat beds of flowers and shrubs. Long driveway to side with entrance gates into rear garden leading to the garage.

### GARAGE

With roller shutter electric garage door. Pedestrian access door to side and uPVC window to side. Power and lighting.



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GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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