



2 PACE CLOSE

CARDIFF CF5 2QZ

ASKING PRICE OF

**£450,000**



SEMI-DETACHED PROPERTY



**4**



**2**



**3**



**1**

**\*\*FULLY RENOVATED\*\*SEMI DETACHED  
PROPERTY\*\*FOUR**

**BEDROOMS\*\*DRIVEWAY AND GARAGE\*\* A**

beautifully presented, fully renovated four bedroom detached property in the sought after area of Danescourt. Entrance porch with hallway leading to lounge, open plan kitchen/dining/family room, utility room and WC. To the first floor; principal bedroom with spacious en-suite, a second double bedroom, family bathroom, third good sized double room and fourth bedroom. A well maintained rear garden with paved patio and lawn area. Garage. Driveway. EPC rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1536 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**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, 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**

**ENTRANCE PORCH**

Entered via a sliding uPVC door. Windows to both sides. Tiled flooring. Obscured glass front door leading into hallway.

**HALLWAY**

Spacious hallway with quality 'LVT' flooring. Understairs storage cupboard. Vertical modern radiator. Spotlights. Stairs leading to first floor. Door to lounge. Opening to kitchen/dining/family room. Door to WC.

**CLOAKROOM**

4' 10" x 2' 5" (1.49m x 0.76m)  
Low level WC, built in wash hand basin, solid wooden shelving, extractor fan and tiled flooring.

**LOUNGE**

13' 11" x 11' 6" (4.25m x 3.52m)  
A spacious family lounge with door leading to the hallway. Radiator. uPVC window to front. Double sliding doors into open plan kitchen/dining/family room.

**KITCHEN/DINING/FAMILY ROOM**

27' 1" x 19' 9" (8.28m x 6.03m)

Appointed along two sides with large central island, modern white eye and low level shaker style cupboards beneath Quartz worktops, 1 set composite sink with chrome mixer tap, five ring gas hob with extractor hood, two integrated ovens; one a microwave oven with a warmer tray, two integrated dishwashers, integrated pull out bins and pull out cupboard. Wooden wine rack. Space for fridge freezer. Island with space for two breakfast bar stools and ample draws for storage. Large dining/family area with space for sofa and dining room table; two uPVC windows and Velux window. Two vertical modern radiators. Quality 'LVT' flooring. Wide French door and uPVC window to rear. Spotlights throughout. Door to utility room.

**UTILITY ROOM**

8' 0" x 6' 7" (2.45m x 2.03m)

A good sized utility room with space for dryer and plumbing for washing machine. Door to garage.

**FIRST FLOOR**

**LANDING**

A spacious landing area with two loft hatches with access to boarded roof space via drop down ladders. Airing cupboard with radiator. Spotlights. Doors to all rooms.

**BEDROOM ONE**

12' 9" x 9' 11" (3.91m x 3.04m)

A spacious, beautifully presented principal bedroom. Large built in wardrobes. Radiator. uPVC window to front. Door to En-suite.

**ENSUITE**

9' 10" x 7' 4" (3.02m x 2.25m)

An impressive en-suite/wet room with modern white low level WC, twin, bespoke glass wash hand basins with chrome mixer taps and wooden vanity, walk-in shower with dual headed chrome shower, modern black heated towel rail and full wall and floor tiling. Extractor fan. Spotlights. Built in wooden shelving area. Built in storage cupboard. Obscured glass window to front.



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### BEDROOM TWO

14' 9" x 8' 2" (4.51m x 2.49m)

A second spacious double bedroom. Radiator. Window to front.

### BEDROOM THREE

12' 4" x 9' 8" (3.77m x 2.96m)

A third double bedroom. Radiator. Quality flooring. uPVC window to rear.

### BEDROOM FOUR

11' 8"(max) x 8' 2" (3.58m x 2.49m)

A fourth good sized bedroom. Radiator. Window to side.

### FAMILY BATHROOM

7' 11" x 6' 10" (2.43m x 2.10m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome mixer tap, chrome shower and glass shower screen. Radiator. Extractor fan. Tiled splashbacks. 'LVT' flooring. Shaving point. Spotlights. Obscured glass window to rear.

### OUTSIDE

#### REAR GARDEN

A well maintained rear garden bordered by brick wall and timber fence. Paved patio area with large area laid to lawn. Wooden sleepers with mature shrub beds. Shed. Hot and cold outside tap. Power socket. Outside light. Steps leading to timber gate for rear access.

#### FRONT

Block paved driveway with parking for up to two vehicles. Planted area with mature shrubs. Steps leading to porch.

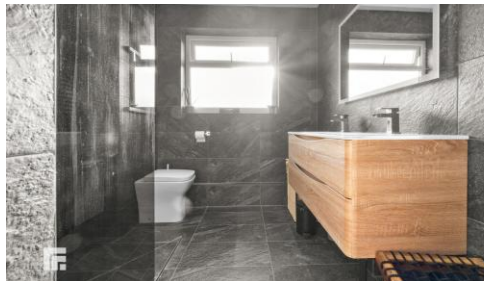
#### GARAGE

Electric door, power and lighting.





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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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