



22 HORNCHURCH CLOSE

CARDIFF CF5 2PD

ASKING PRICE OF

£275,000



MID TERRACE PROPERTY



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**\*\* THREE BEDROOM MID TERRACE FAMILY HOME \*\* MODERN KITCHEN AND BATHROOM \*\*** A bright and well presented three bedroom mid terrace family home in a convenient location being a short walk to amenities and transport links. Entrance hallway, lounge, dining room opening to the modern fitted kitchen with integrated appliances. To the first floor are three bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. Low maintenance decked relaxation and paved patio rear garden. Lawn to front. Two car driveway. EPC Rating: C

#### 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 HALLWAY

Approached via a uPVC entrance door leading to the hallway. Staircase to first floor. Laminate flooring.

#### LOUNGE

12' 9" x 12' 6" (3.91m x 3.83m)

A good sized primary reception with window to front. Laminate flooring. Under stair recess. Double doors to dining room. Radiator.

#### DINING ROOM

8' 5" x 7' 1" (2.59m x 2.16m)

With french doors to the rear garden, ample space for family dining table. Laminate flooring. Radiator. Opening to the kitchen.

#### KITCHEN

8' 5" x 8' 5" (2.59m x 2.58m)

Modern fitted kitchen well appointed along three sides in woodgrain effect finish grey coloured fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated slim line dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Tiled splash back. Window overlooking the rear garden. Laminate flooring.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 634 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Approached via a half turning staircase leading to the central landing area. Storage over staircase. Airing cupboard housing the 'Baxi' combi gas central heating boiler.

##### BEDROOM ONE

9' 11" x 9' 2" (3.04m x 2.81m)

Overlooking the lawned front garden and entrance approach, a good sized primary bedroom. Built in double wardrobe. Radiator.

##### BEDROOM TWO

9' 2" x 8' 7" (2.81m x 2.63m)

Overlooking the rear garden, a second double bedroom. Radiator.

##### BEDROOM THREE

6' 9" x 6' 7" (2.06m x 2.01m)

Aspect to front. Radiator.

##### FAMILY BATHROOM

7' 1" x 5' 10" (2.16m x 1.78m)

Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with chrome twin head shower above and swivel shower screen. Full wall tiling. Tiled flooring. Recessed spotlights. Extractor fan. Obscured glass window to rear. Heated towel rail.

#### OUTSIDE

##### REAR GARDEN

With decked relaxation leading onto an area of paved patio with further decked relaxation area. Raised plant and shrub borders. Enclosed by timber fencing.

##### FRONT GARDEN

Lawned front garden with pathway to front door. Built on Bin storage.

##### DRIVEWAY

Two car driveway to the right side of terrace.



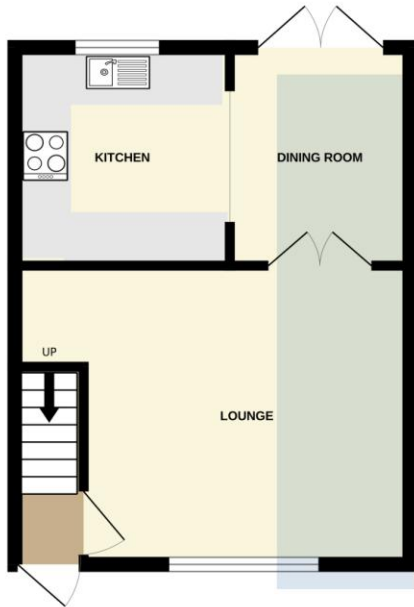


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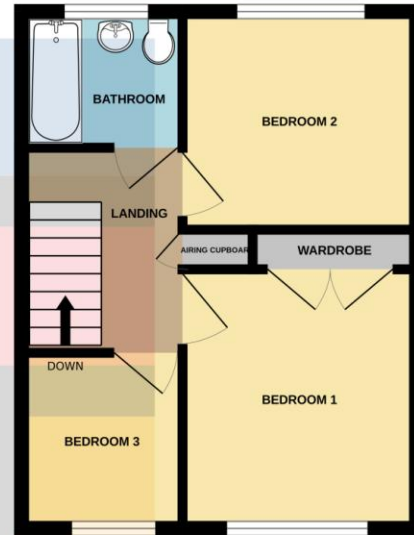


# 22 HORNCHURCH CLOSE, CARDIFF CF5 2PD

GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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