



45 DE BRAOSE CLOSE

CARDIFF CF5 2DJ

ASKING PRICE OF

£250,000



END OF TERRACE PROPERTY



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**** THREE BEDROOM END-TERRACE IN NEED OF UPGRADE ** NO CHAIN **** Three bedroom end terrace family home, in need of upgrade throughout but offering excellent potential. In the sought after area of Danescourt being close to amenities and transport links. Entrance porch, lounge, dining room, kitchen. To the first floor are three bedrooms and a family bathroom. Westerly facing rear garden. Large front lawned area with parking. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 680 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, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

ENTRANCE

Entered via a wood panelled door into porch

LOUNGE

13' 6" x 14' 1" (4.14m x 4.318m)

Overlooking the lawned front garden. A good sized primary reception. Radiator. Opening to dining room.

DINING ROOM

7' 1" x 10' 5" (2.18m x 3.20m)

Overlooking rear garden. With door to rear patio. Radiator. Opening to kitchen.

KITCHEN

6' 2" x 10' 5" (1.89m x 3.20m)

Appointed along three sides. Window to rear. Inset sink. Condemned boiler (a new boiler will be needed)

FIRST FLOOR

LANDING

Approached via easy rising staircase. Leading to first floor landing. Airing cupboard housing hot water cylinder. Access to loft.

BEDROOM ONE

13' 6" x 8' 7" (4.13m x 2.62m)

Overlooking front lawn. Radiator.

BEDROOM TWO

9' 6" x 5' 9" (2.91m x 1.77m)

Overlooking rear garden. Radiator.

BEDROOM THREE

6' 9" x 7' 6" (2.06m x 2.29m)

Aspect to rear. Radiator.

FAMILY BATHROOM

5' 6" x 0' 9" (1.69m x .25m)

Comprising low level WC. Wash hand basin. Panelled bath. Window to side. Radiator.

OUTSIDE

REAR GARDEN

Enjoying a Westerly aspect. Large enclosed rear garden with a sizeable key block paved patio. Leading on to area of lawn. Timber gate to side giving access to front. Outside tap. Large metal storage shed.

FRONT GARDEN

Large area of lawn to front and side. Paved pathway to front door.

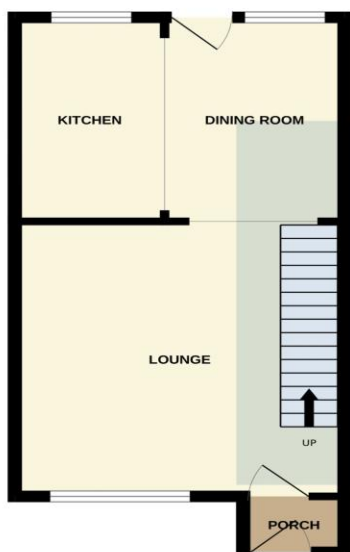


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GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

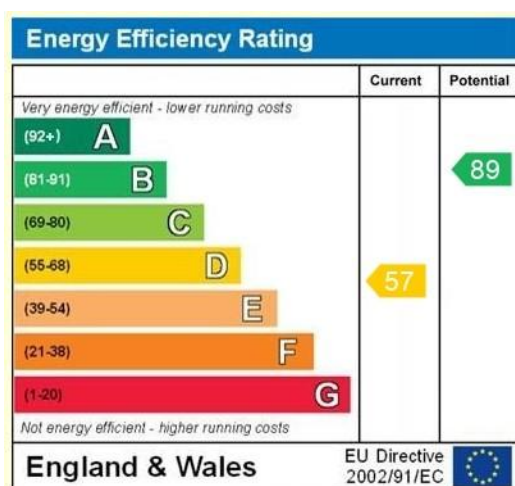


1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.1 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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