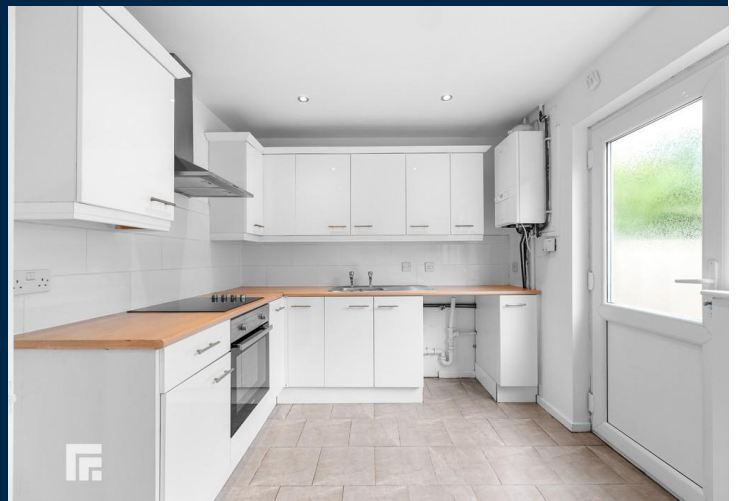
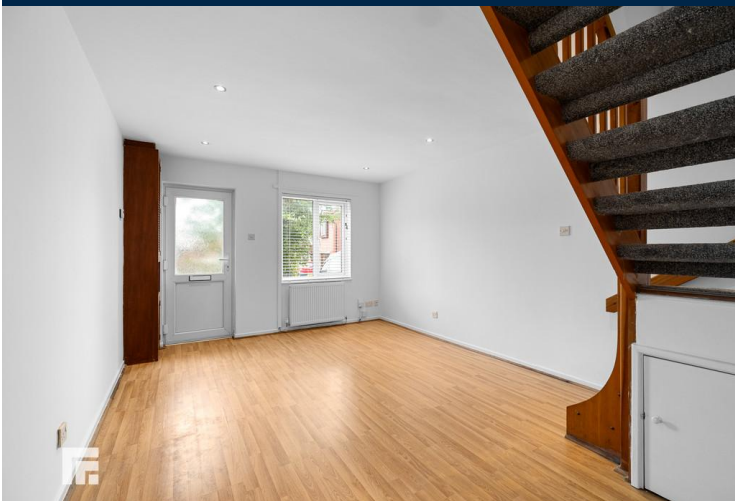




**5 BALDWIN CLOSE**  
**DANESCOURT**  
**CARDIFF CF5 2SP**

OFFERS IN EXCESS OF  
**£215,000**



**MID TERRACE HOUSE**



**2**



**1**



**1**



**1**

**\*\* TWO DOUBLE BEDROOM MID TERRACE \*\* NO CHAIN \*\*** A well presented two double bedroom mid terrace home in the popular area of Danescourt being a short distance from transport links and amenities. Spacious lounge, neat fitted kitchen and breakfast room. To the first floor are two double bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. Low maintenance rear garden. No chain. 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

Approached via a uPVC entrance door leading to the lounge.

#### LOUNGE

15' 10" x 11' 9" (4.83m x 3.59m)

Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Low level Understairs storage cupboard. Laminate flooring. Two radiators. Door to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

11' 8" x 8' 10" (3.58m x 2.70m)

With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Tiled splash back. Matching range of eye level wall cupboards. Wall mounted 'Ideal Logic' gas central heating boiler. Tiled flooring. Window and door to rear. Ample space for breakfast table. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 583 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

##### BEDROOM ONE

11' 8" x 8' 9" (3.58m x 2.69m)

Aspect to rear, a primary double bedroom. Radiator.

##### BEDROOM TWO

11' 8" x 7' 6" (3.58m x 2.29m)

Aspect to front, a good sized second double bedroom. Radiator.

##### FAMILY BATHROOM

8' 9" x 4' 6" (2.67m x 1.39m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with 'Mira' shower above. Wall tiling to splash back areas. Tiled flooring. Extractor fan. Recessed spotlights. Large over stairs storage cupboard with shelving. Radiator.

#### OUTSIDE

##### REAR GARDEN

Paved patio leading into a low maintenance area of bark chipping with inset plans and shrubs. Timber fencing to side boundaries.

##### FRONT GARDEN

Area of lawn to front with paved pathway leading to the front door.

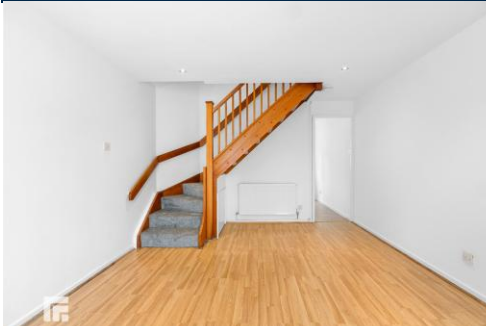
##### PARKING

Courtyard parking to side, with space for one car.



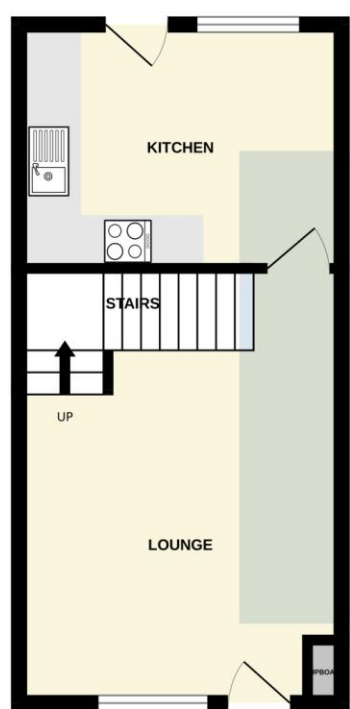


## 5 BALDWIN CLOSE, DANESCOURT, CARDIFF CF5 2SP

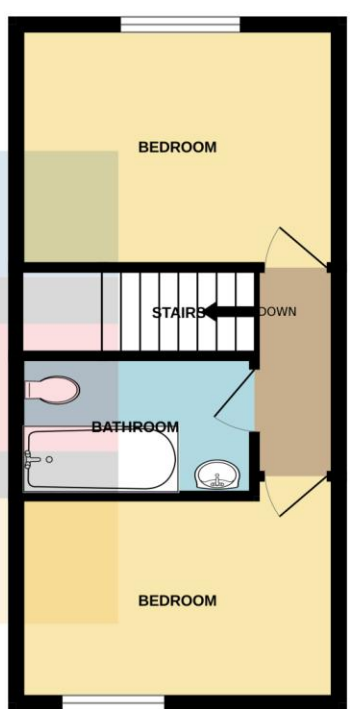


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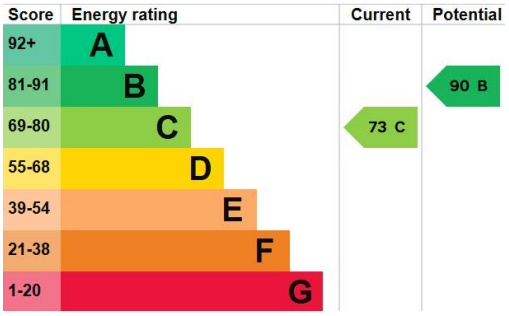
GROUND FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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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**RADYR 029 2084 2124**

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