



75 HEOL URBAN

CARDIFF CF5 2QP

ASKING PRICE OF

£269,950



SEMI- DETACHED PROPERTY



2



1



1



2

****SEMI DETACHED PROPERTY**TWO
DOUBLE
BEDROOMS**CONSERVATORY**DRIVEWAY**** A beautifully presented two double bedroomed property in the sought after area of Danescourt. Entrance porch leading to a spacious family lounge, kitchen and conservatory. To the first floor; master bedroom with built in wardrobes, family bathroom and a second good sized double bedroom. A well maintained rear garden with side access. Front garden and driveway. EPC rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE

ENTRANCE PORCH

4' 11" x 4' 5" (1.51m x 1.37m)

Entered via a uPVC door, porch area. Obscured glass window to front. Outside light. Radiator. Door to lounge.

LOUNGE

17' 5" x 12' 10" (5.31m x 3.93m)

A spacious, family lounge. Gas fire with marble mantelpiece and hearth. Radiator. uPVC window to front. Stairs to first floor.

KITCHEN

12' 9" x 8' 9" (3.90m x 2.68m)

Appointed along three sides, eye and low level units beneath laminate worktops, composite sink with chrome mixer tap and drainer, integrated four ring electric hob and extractor hood, integrated single oven, space for fridge freezer, plumbing for washing machine and dishwasher. Cupboard housing wall mounted 'IDEAL' combi boiler. Tiled splashbacks and flooring. Doors to lounge and conservatory. Window to rear.

CONSERVATORY

10' 3" x 8' 6" (3.14m x 2.60m)

A lovely conservatory with windows to front and sides. Double French doors leading into the well maintained rear garden. Electric radiator. Tiled flooring. Window and door into kitchen.

FIRST FLOOR

LANDING

Access to loft space. Radiator. Doors to all rooms.

BEDROOM ONE

10' 11" (to wardrobes) x 9' 1" (3.33m x 2.77m)

A good sized master bedroom. Built in mirrored, sliding door wardrobes. Radiator. uPVC window to front.

BEDROOM TWO

12' 10" x 9' 1" (3.92m x 2.77m)

A spacious, second double bedroom. Built in storage cupboard. Radiator. uPVC window to rear.

FAMILY BATHROOM

8' 3" x 4' 7" (2.53m x 1.41m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome mixer tap and chrome shower. Vinyl flooring. Spotlights. Radiator. Tiled splashbacks.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a well maintained rear garden. Laid to lawn with paved patio area. Timber shed. Outside power sockets. Outside tap. Timber gate for side access leading to driveway.

FRONT

Laid to lawn with walled boundaries. Driveway with parking for up to two vehicles.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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