

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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KENLEY CLOSE  
DANESCOURT



# KENLEY CLOSE

DANESCOURT, CF5 2PA - £274,000

A well presented end of terrace family home located close to Danescourt. Internally comprising of an entrance hallway, lounge, dining area, fitted kitchen, first floor landing, bathroom and three bedrooms. Benefits of this property include double glazing, gas fired central heating and front & rear gardens.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

3 bedroom(s) 1 bathroom(s) 722.00 sq ft

## HALLWAY

## LOUNGE

5.23m x 3.15m max (17'2" x 10'4" max)

## DINER

2.82m x 1.78m (9'3" x 5'10")

## KITCHEN

2.82m x 2.18m (9'3" x 7'2")

## STORAGE

## LANDING

## BATHROOM

1.78m x 1.68m (5'10" x 5'6")

## BEDROOM

2.67m x 2.16m (8'9" x 7'1")

## BEDROOM

2.59m x 2.16m (8'6" x 7'1")

## BEDROOM

4.06m x 2.74m (13'4" x 9'0")

## REAR GARDEN

A rear garden with wooden fenced boundaries and a wooden gate giving access to the front.

## FRONT GARDEN

The front of the property has an area laid to lawn with a mature shrub and a garden path which leads to the front door. There is a wooden gate which gives access to the rear garden.

## TENURE

We have been advised by our seller client that the property is Freehold. We advise that your legal representative confirms this.

## EPC RATING

Rated D 66

## COUNCIL TAX

Band D

