



## 36 De Braose Close, Cardiff

£289,950 Freehold

**THREE BEDROOM SEMI DETACHED FAMILY HOME GARAGE NO CHAIN** A three bedroom semi detached family home in the desirable area of Danescourt being conveniently placed for transport links and amenities. Hallway, lounge, dining room opening to kitchen. To the first floor are three bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Paved patio rear garden. Driveway leading to garage. No chain. EPC

Rating: D

Council Tax band: E

Tenure: Freehold

## **HALLWAY**

Approached via a uPVC entrance door leading to the hallway. Laminate flooring. Storage cupboard.

## **LOUNGE**

14' 1" x 13' 7" (4.30m x 4.13m)

Overlooking the entrance approach, a good sized reception. Staircase to first floor. Radiator. Opening to dining room.

## **DINING ROOM**

10' 6" x 7' 1" (3.21m x 2.17m)

With French doors to rear garden, ample space for a good sized family dining table. Laminate flooring. Radiator. Archway to kitchen.

## **KITCHEN**

10' 6" x 6' 2" (3.21m x 1.88m)

With units and worktops to two sides. Inset stainless steel sink with side drainer. Space for slot in cooker. Eye level wall cupboards. Space for fridge freezer. Tiled splash back. Tiled flooring. Window to rear.

## **FIRST FLOOR LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

## **BEDROOM ONE**

13' 7" x 8' 8" (4.13m x 2.64m)

4.13 x 2.64 max Overlooking the entrance approach, a good sized primary bedroom. Over stairs storage cupboard. Radiator.

## **BEDROOM TWO**

9' 7" x 5' 10" (2.92m x 1.78m)

Overlooking the rear garden. Radiator.

## **BEDROOM THREE**

7' 6" x 6' 8" (2.28m x 2.04m)

Aspect to rear. Radiator.

## **FAMILY BATHROOM**

7' 5" x 6' 2" (2.25m x 1.89m)

White suite comprising low level wc, wash hand basin and panelled bath with 'Triton' shower above. Wall tiling to splash back areas. Obscured glass window to side. Radiator.





#### **REAR GARDEN**

Low maintenance paved patio garden with beds of plants and shrubs. Access to garage. Side access to driveway.

#### **FRONT GARDEN**

Area of lawn and shrubs to front. Paved steps to the front door.

#### **DRIVEWAY**

1 Parking Space

Driveway to side leading to garage.

#### **GARAGE**

Single Garage

5.39 x 2.76 With up and over access door. Power and lighting.



