

# 42 De Braose Close,

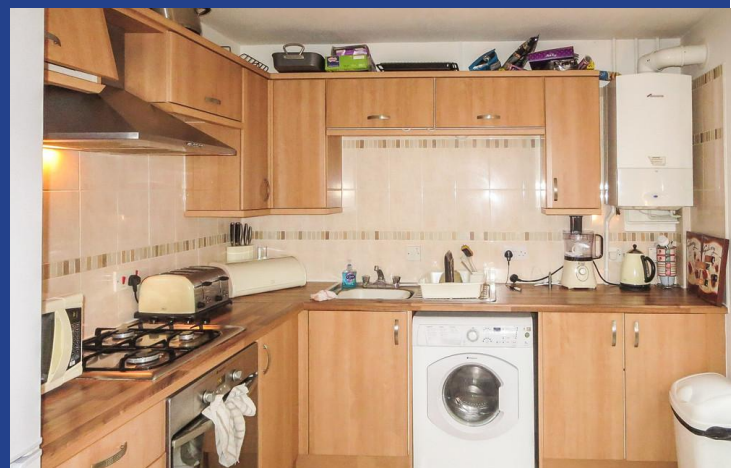
## Cardiff, CF5 2DJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Mid Terrace Property



# Property Description

**\*\* TWO BEDROOM MID TERRACE \*\* DRIVEWAY & GARAGE \*\* NO CHAIN \*\*** A mid terrace family home in the sought after area of Danescourt. Entrance porch, lounge, kitchen and breakfast room. To the first floor are two bedrooms and a family bathroom. Gas central heating. Tiered rear garden. Driveway and garage to front. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 602 sq.ft.

Viewing Arrangements  
Strictly by appointment

## DECRPTION

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## LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a childs 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 PORCH

Approached via a uPVC entrance door leading to the entrance porch.

## LOUNGE

15' 10" x 11' 8" (4.85m x 3.58m)  
With window to front, staircase to first floor. Radiator.

## KITCHEN AND BREAKFAST ROOM

11' 8" x 8' 9" (3.58m x 2.67m)  
Units and worktops to two sides. Inset stainless steel sink and side drainer, inset four ring hob with oven below. Door to rear garden. Tiled flooring. Space for family breakfast table. Radiator.

## FIRST FLOOR

### LANDING

Quarter turning staircase to first floor. Access to roof space. Doors to all rooms.

### BEDROOM ONE

11' 8" x 8' 7" (3.58m x 2.64m)  
Overlooking the entrance approach, a good sized double bedroom. Radiator.

### BEDROOM TWO

11' 8" x 7' 6" (3.58m x 2.29m)  
Overlooking the rear garden, radiator.

### FAMILY BATHROOM

White suite comprising bath with shower above, low level wc, wash hand basin. Tiling to splash back areas. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Tiered rear garden enclosed by timber fencing.

### FRONT GARDEN

Flowers and shrubs to front with central paved pathway steps.

### PARKING

Driveway to front of garage.

### GARAGE

Single garage with up and over access door.



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GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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