



67 De Braose Close, Cardiff

£275,000

THREE BEDROOM SEMI DETACHED SOUGHT AFTER LOCATION NO CHAIN A three bedroom semi detached family home in the sought after area of Danescourt being a short distance from amenities and transport links. Hallway, lounge, dining room with french doors to the rear garden, neat fitted kitchen. To the first floor are three bedrooms and a family bathroom. Gas central heating (boiler less than two years old. Double glazed windows. Paved patio and upper garden tier of well stocked plants and shrubs. Lawned front garden and driveway. No chain. EPC rating: tbc

Council Tax band: TBD

HALLWAY

Hallway Approached via a uPVC entrance door. Low level storage cupboard. Door to lounge.

LOUNGE

14' 2" x 13' 7" (4.32m x 4.14m)

Lounge 4.32 x 4.14 Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Feature fireplace. Radiator. Opening to dining room.

DINING ROOM

10' 6" x 7' 1" (3.21m x 2.16m)

With french doors to the rear garden. Radiator. Opening to the kitchen.

KITCHEN

10' 6" x 6' 3" (3.19m x 1.90m)

With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Window to rear.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard housing the 'Worcester' combi gas central heating boiler.

BEDROOM ONE

11' 7" x 8' 6" (3.52m x 2.59m)

Overlooking the entrance approach, a good sized primary bedroom. Mirror fronted wardrobes to one side. Radiator

BEDROOM TWO

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

Overlooking the rear garden. Fitted desk to two sides. Radiator.

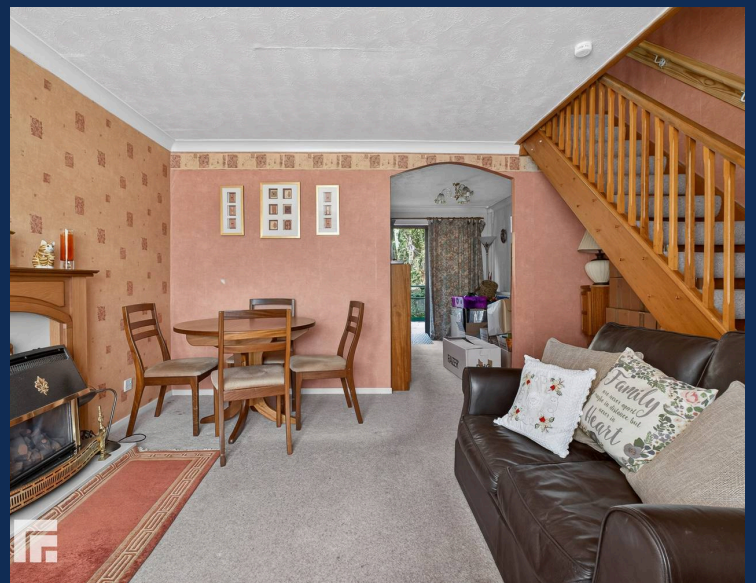
BEDROOM THREE

Aspect to rear. Radiator.

FAMILY BATHROOM

7' 5" x 6' 4" (2.27m x 1.93m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Obscured glass window to side. Wall tiling to splash back areas. Radiator.



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