



36 De Braose Close, Cardiff

£285,000 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.



