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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Richard Lewis Close,
Danescourt,
Cardiff CF5 2TB

Guide Price £170,000 to £180,000
Freehold

Richard Lewis Close Danescourt, Cardiff, CF5 2TB

Overview

- NO CHAIN!!! MOVE STRAIGHT IN
- QUIET CUL-DE-SAC LOCATION
- LARGE FRONT GARDEN
- CLOSE TO TRAIN STATION
- 2 BEDROOMS
- ALLOCATED PARKING
- PRIVATE REAR GARDEN
- CLOSE TO SHOPS / AMENITIES
- uPVC D/G WINDOWS & GAS C/H
- FREEHOLD



**NO CHAIN!!!
MOVE STRAIGHT IN!!!
2 BEDROOM PROPERTY LOCATED IN A
QUIET CUL-DE-SAC with PRIVATE
ENCLOSED GARDEN - ALLOCATED
PARKING SPACE TO SIDE – FREEHOLD.**

MR HOMES are very pleased to Offer **FOR SALE** this Immaculately Presented & Modern 2-Bedroom Property comprising in brief; Entrance Hall leading to the Spacious Lounge/Diner, naturally light Kitchen with modern Combi Boiler fitted. Staircase to the 1st Floor Landing leading to, a Spacious Double Bedroom with built in storage and a single 2nd bedroom with built in storage. Bathroom with tiling and shower above bath. The Rear Garden is Low-Maintenance & Enclosed. Allocated Parking Space to Side. uPVC Double Glazing Windows.

EPC Rating = C.
Council Tax Band = C.

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Entrance Hallway - 5' 10" x 3' 0" (1.78m x 0.91m)

Laminate flooring. Single panel radiator. uPVC front door. Consumer unit. Doors leading to kitchen and living room.

Living Room - 13' 6" x 13' 0" (4.11m x 3.96m)

Laminite flooring. uPVC double glazed window to front. Stairs leading to first floor.

Kitchen - 9' 10" x 7' 3" (2.99m x 2.21m)

Tiles flooring. Wall and base units with tiling above worktops. Electric 4 ring hob with oven below and extractor above. 2x uPVC double glazed window to front and side. Fridge freezer to be included. Stainless steel sink with mixer tap. Cupboard housing Viessmann combi boiler.

Landing - 6' 3" x 4' 10" (1.90m x 1.47m)

Wooden floorboards, doors leading to bathroom and both bedrooms. Access to loft hatch.

Bedroom 1 - 10' 0" x 9' 7" (3.05m x 2.92m)

Original wood floorboards. Single panel radiator. uPVC double glazed window to side. Built in storage.

Bedroom 2 - 9' 2" x 6' 7" (2.79m x 2.01m)

Original wood floorboards. uPVC double glazed window to side. Single panel radiator. Built in storage.

Family Bathroom - 6' 2" x 6' 2" (1.88m x 1.88m)

Tiled flooring. uPVC double glazed obscured window to front. Bath with shower above. Tiling above bath. Wash hand basin with mixer tap. Single panel radiator. W.c.

Front Garden

Turfed with patio slabs leading to front door. Access to gas & electric meter.

Rear Garden

Low maintenance. Enclosed via fencing on all sides. Leads to driveway with block paving for 1 vehicle.

Allocated Parking Space - Brick-Paved



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

522.25 ft²
48.52 m²

Reduced headroom

15.26 ft²
1.42 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF WEST

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