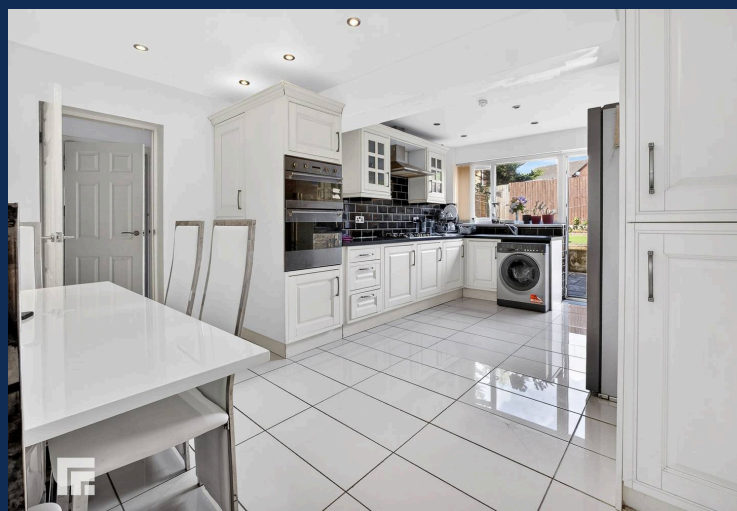




15 Piper Close, Cardiff

£365,000 Freehold

EXTENDED SEMI DETACHED PROPERTY THREE DOUBLE BEDROOMS **CUL DE SAC DRIVEWAY** ** A beautifully presented three, double bedroom property in the sought after area, Danescourt. Entrance porch, spacious family lounge, extended kitchen/dining room, sitting room and cloakroom/WC. To the first floor; primary bedroom with dressing room area and en suite; two further double bedrooms, family bathroom and study. Well maintained rear garden. Side, open storage area. Driveway. EPC: D

Council Tax band: F

Tenure: Freehold

Entrance Porch

Entered via a UPVC door to side. Obscured glass UPVC window to front. Laminate flooring. Door through to lounge.

LOUNGE

17' 5" x 12' 10" (5.32m x 3.92m)

A spacious family lounge. Radiator. UPVC window to front. Quarter turning staircase to first floor.

Continuation of laminate flooring. Door through to kitchen/dining room.

KITCHEN/DINING ROOM

19' 5" x 12' 10" (5.93m x 3.92m)

Appointed along three sides, high and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated five ring gas hob and extractor hood, integrated oven and grill, space for American style fridge freezer and plumbing for washing machine. Tiled flooring. Spotlights. Radiator. UPVC window and door to rear. Door to inner hallway.

INNER HALLWAY

5' 10" x 3' 3" (1.78m x 0.99m)

Tiled flooring. Doors to WC, sitting room, and side access (open storage area).

CLOAKROOM

5' 10" x 3' 2" (1.78m x 0.96m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Chrome heated towel rail. Half wall tiling. Tiled flooring. Obscured glass window to front.

SITTING ROOM

12' 0" x 9' 5" (3.67m x 2.86m)

A second reception room. Radiator. UPVC window and door leading opening into the rear garden.

FIRST FLOOR LANDING

Wrap around landing. Access to loft. Storage cupboard. Built in cupboard housing hot water tank. Doors to all rooms

BEDROOM ONE

18' 8" x 9' 1" (5.68m x 2.77m)

A spacious primary bedroom with archway leading to dressing room area with built in wardrobes. Additional built in single wardrobe to side of bed. Two radiators. Two UPVC windows to front. Door to en-suite.

ENSUITE SHOWER ROOM

6' 8" x 38' 10" (2.04m x 11.84m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower cubicle with electric shower and glass shower screen. Extractor fan. Spotlights. Panelled splashbacks to shower. Tiled splashback to sink.

BEDROOM TWO

15' 1" x 9' 6" (4.60m x 2.90m)

(4.60m x 2.90m max) A second double bedroom. Built in wardrobes to one side. Radiator. UPVC window to rear.

BEDROOM THREE

14' 11" x 7' 9" (4.54m x 2.36m)

A third double bedroom. Built in wardrobes to one side. Radiator. UPVC window to rear.

STUDY

6' 8" x 6' 4" (2.04m x 1.94m)

Office with built in desk and drawers. Radiator. Access to roof space.

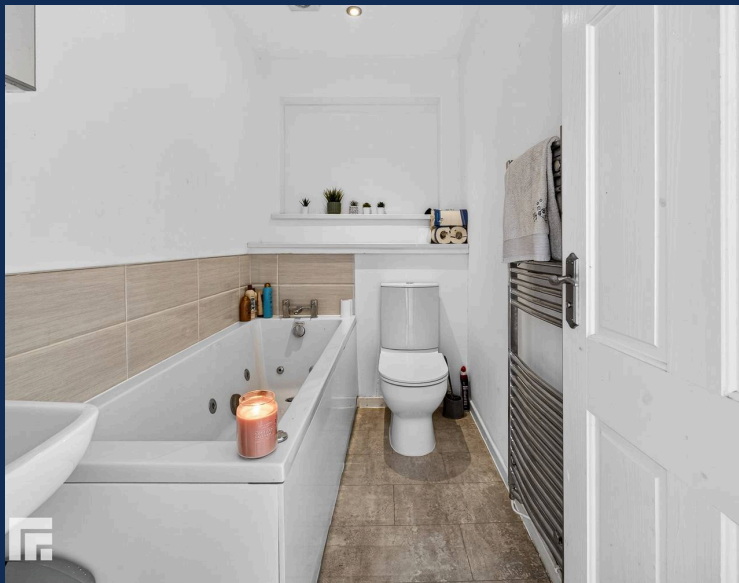
FAMILY BATHROOM

8' 6" x 4' 9" (2.58m x 1.45m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, and jacuzzi bath with chrome mixer tap. Chrome heated towel rail. Tiled splashbacks. Extractor fan. Spotlights.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Bordered by a timber fence, paved patio with steps leading up an area of artificial lawn. Built in planters. Shed to remain.

FRONT GARDEN

Stone area with block paved driveway. Steps leading to entrance. Fronted shutter for outside storage area.

