

Glyn Simon Close

DANESCOURT, CARDIFF, CF5 2RZ

GUIDE PRICE £300,000

**Hern &
Crabtree**



Glyn Simon Close

This neatly presented three-bedroom semi-detached home offers comfortable, well-balanced living in this quiet cul de sac of Glyn Simon Close. Set within the popular area of Danescourt, the property enjoys excellent local amenities, respected schools, and easy access to the city centre via train and bus and surrounding countryside.

Inside, the accommodation flows naturally from a welcoming entrance hall into a bright and airy living room, which leads through to a separate dining room. The kitchen overlooks the garden and offers a practical layout with scope to personalise or extend, subject to planning. Upstairs, there are three bedrooms and a family bathroom, all arranged off a central landing. The home is tastefully decorated throughout and benefits from plenty of natural light and stunning views from the back and side of the property, making it ideal for those looking to move straight in and settle quickly.

Outside, the rear garden has been landscaped to offer a private and manageable outdoor space, with a combination of patio, lawn and planting. A driveway to the front provides off-street parking for multiple vehicles



728.00 sq ft

Entrance

Timber frame storm porch. Entered via a composite door into the hallway.

Hallway

Stairs to the first floor. Radiator. Door to the lounge.

Lounge

Double glazed window to the front. spacious lounge with open archway into the dining room. Storage cupboard under the stairs. Telephone and TV points. Radiator.

Dining Room

Double glazed window to the rear. Radiator.

Kitchen

Double glazed window to the side and double glazed window and door with a digital 'microchip cat flap' to the rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Integrated five ring gas hob and electric oven and grill. Tiled splashback. One and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for fridge freezer. Vinyl flooring.

FIRST FLOOR

Landing

Double glazed window to the side with elevated views. Positive input ventilation system. Loft access hatch.

Bedroom One

Double glazed window to the front. Radiator. Fitted wardrobe. TV point.

Bedroom Two

Double glazed window to the rear with elevated views over Cardiff. Radiator. Built in storage cupboard housing the combi boiler and radiator.

Bedroom Three

Double glazed window to the front. Radiator. Large storage cupboard.

Bathroom

Obscure double glazed window to the rear. Bath with mixer shower, w/c and wash hand basin. Radiator. Tiled splashbacks. Vinyl flooring.

OUTSIDE

Front

Paved pathway leading to front door and side. Gate to rear access. Lawn area and driveway for two cars.

Rear

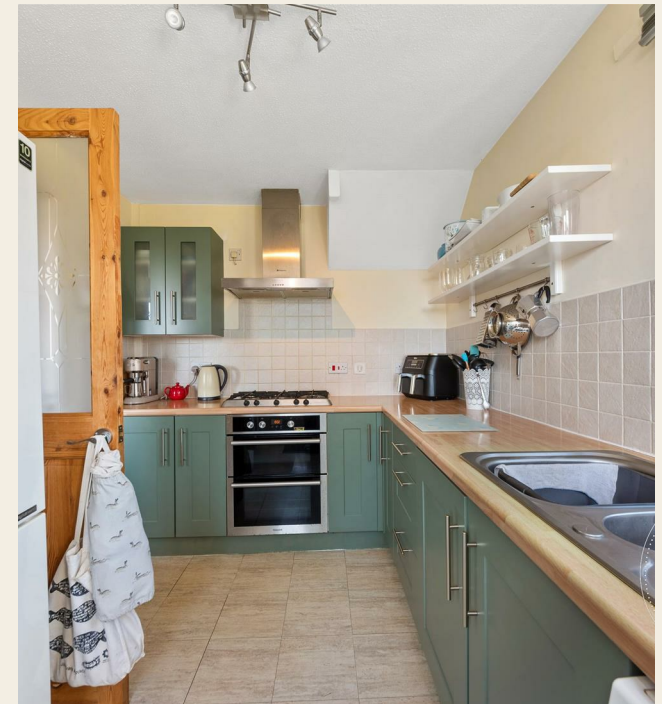
Steps down to a patio area. Mainly laid to lawn with a hedge and fence borders. Contemporary raised flower bed to one side. Shed. Side access to the front.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

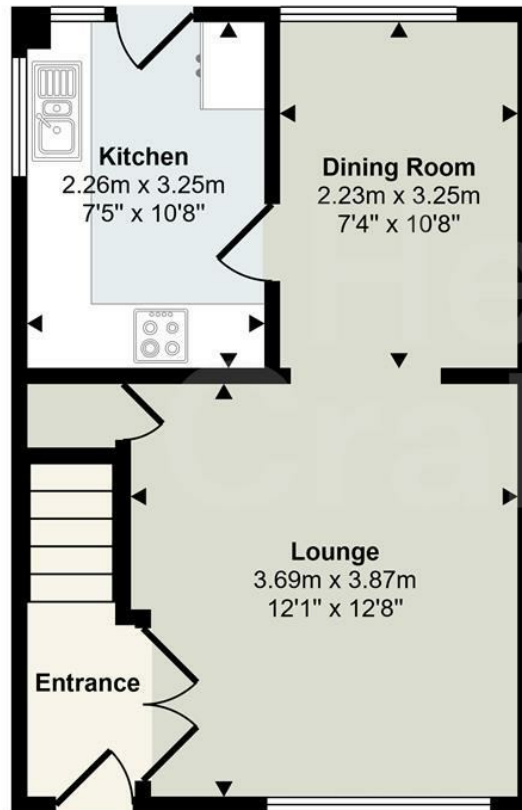
Additional Information

Epc -
Council Tax - E

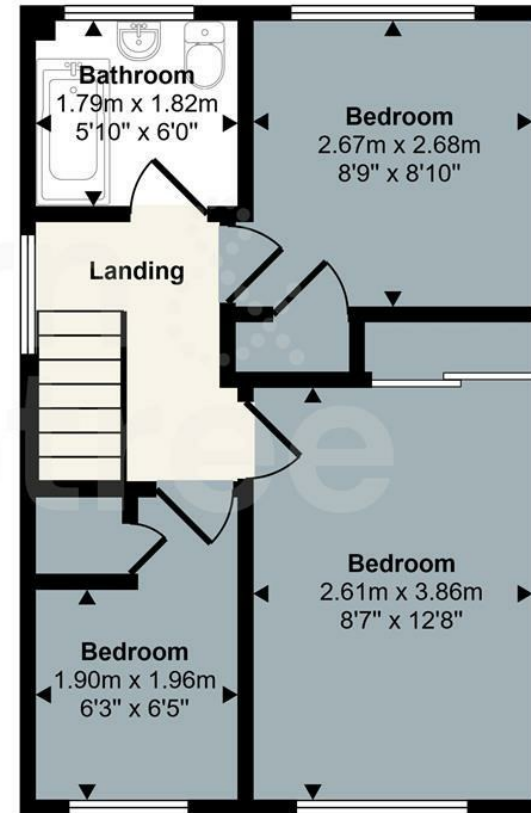




Approx Gross Internal Area
68 sq m / 728 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft



First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		

Good old-fashioned service with a modern way of thinking.

