

Heol Urban

DANESCOURT, CARDIFF, CF5 2QP

GUIDE PRICE £380,000

**Hern &
Crabtree**



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Set on a lovely size plot with a beautifully maintained flat South-facing rear garden with electric awning over a large patio area and outside light. This larger-style three bedroom detached family home is offered with no onward chain. Originally designed as a four-bedroom property, it is perfectly positioned in a quiet cul-de-sac within the sought-after suburb of Danescourt and would make a perfect family home.

On the ground floor the accommodation comprises an entrance hall, cloakroom, lounge opening into the dining room, and a fitted kitchen. On the first floor there are three large bedrooms with a smaller fourth bedroom having being converted into an en-suite and a store room. The property further benefits from off-street parking for three vehicles with a car port plus a single detached garage/workshop with power and light.

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive and Ysgol Gynradd Gymraeg Pencae catchment area. Internal Viewings are an absolute must!



1094.00 sq ft

Entrance

Entered via composite front door with double obscure glazed panel and side, stairs to the first floor with understairs storage, radiator, vinyl flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, tiled walls, vinyl flooring.

Living Room

Double glazed window to the front, radiator, coved ceiling, gas fireplace with marble hearth, wood double doors to the dining room.

Dining Room

Double glazed patio doors to the rear with windows to side, radiator, coved ceiling.

Kitchen

Double glazed window to the side and rear, double glazed composite door to the small conservatory, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, space for gas cooker, space for appliances, tiled walls and floor.

Conservatory

Double glazed, laminate flooring, ceiling fan.

First floor Landing

Stairs rise up from the hall, double glazed window to the side, access to loft space, airing cupboard housing the boiler.

Bedroom One

Double glazed window to the front, radiator, coved ceiling.

En Suite

Double glazed window to the front, walk in shower, w.c and wash hand basin, radiator, tiled walls, and vinyl floor.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Storage Room

Obscure glazed window, radiator, coved ceiling,

Bathroom

Double obscure glazed window to the side, bath with Galaxy power shower over, w.c and wash hand basin, radiator, tiled walls and vinyl floor.

Rear Garden

Lovely rear garden, enclosed by timber fencing and hedge to the rear, paved patio area, lawn, garden shed and greenhouse, cold water tap.

Garage

A single garage/workshop.

Front

Driveway parking, car port to the side of the house, lawn, hedge to two sides plus border shrubs. There is also an outside mains socket.

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.

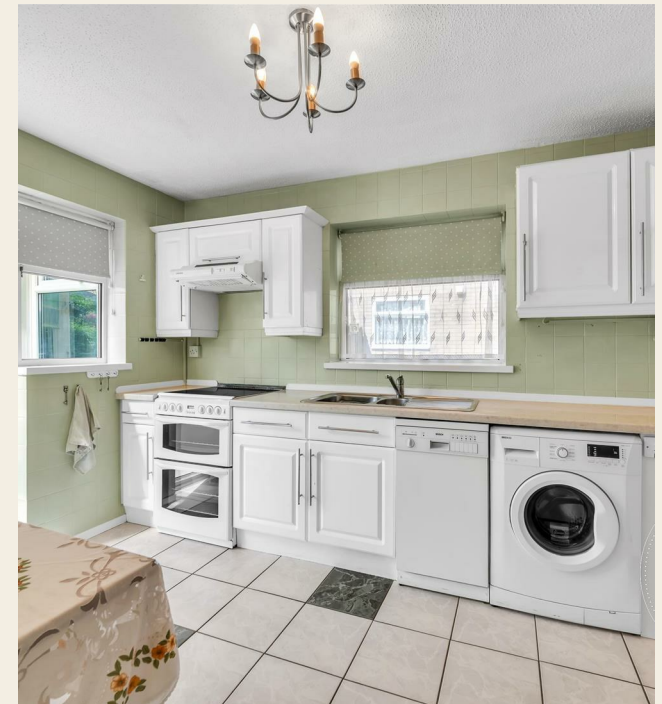
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

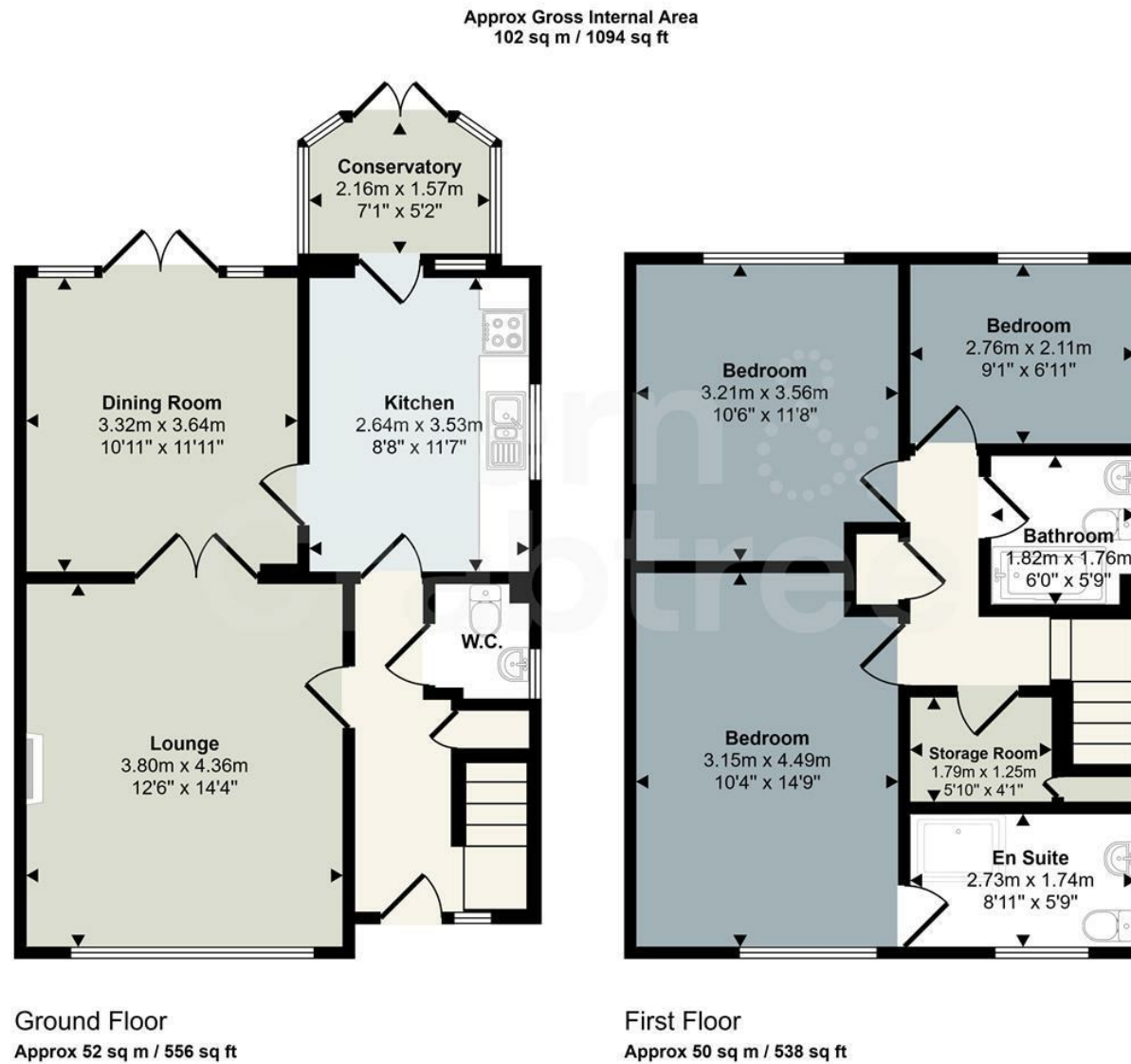
We have been advised by the vendor that the property is Freehold.

Epc - D

Council Tax - F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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



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Crabtree**

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