

# Burne Jones Close

DANESCOURT, CARDIFF, CF5 2RY

**GUIDE PRICE £265,000**

**Hern &  
Crabtree**



# Burne Jones Close

No chain. Ideally positioned in a quiet cul-de-sac opposite Danescourt Park and Primary School, this extended three-bedroom semi-detached home offers a fantastic opportunity for families and first-time buyers alike. Just a short walk from Danescourt train station, this property combines convenience with a peaceful setting.

Already extended and offering a neutral, blank canvas, the home is ready for its next owners to move straight in and make it their own. The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen/Diner, Conservatory and Shower Room to the ground floor. To the first floor are Three Bedrooms and a Family Bathroom. The property further benefits from a beautifully size, private rear garden and off street parking to the front.

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.



# 760.00 sq ft

## Entrance

Entered via a composite front door, cupboards.

## Living Room

Double glazed window to the front, stairs to the first floor with understairs storage cupboard, radiator, a gas fireplace with a wooden surround and tiled hearth.

## Kitchen

Double glazed window to the conservatory, wall and base units with worktop over, stainless steel sink and drainer, space and plumbing for washing machine, space for cooker, combination boiler is situated in the kitchen, radiator, tiled floor.

## Utility Area

Space for further appliances, tiled floor.

## Cloakroom

Double glazed window to the rear, walk in shower cubicle with a Triton T80 shower, w.c and wash hand basin, radiator, tiled floor.

## Conservatory

A double glazed conservatory with corrugated roof, radiator, tiled floor.

## First Floor Landing

Stairs rise up from the living room, access to loft space.

## Bedroom One

Double glazed window to the front, radiator, built in wardrobes and additional cupboard housing the hot water cylinder.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Bathroom

Double obscure glazed window to the side, bath with mixer tap and shower attachment, w.c and wash hand basin, heated towel rail, tiled walls, tiled floor.

## Rear Garden

Enclosed via recently painted fence, lawn, plants and shrubs, cold water tap.

## Front

Driveway for up to two vehicles.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is TBC

## 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

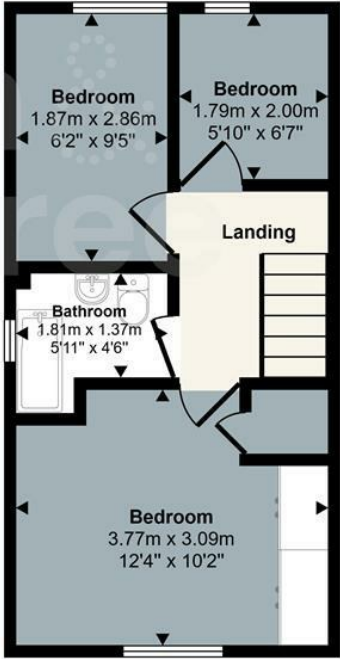




Approx Gross Internal Area  
71 sq m / 760 sq ft



First Floor  
Approx 42 sq m / 451 sq ft



Ground Floor  
Approx 29 sq m / 309 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                             |         | EU Directive<br>2002/91/EC |

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