

Edward Clarke Close

DANESCOURT, CARDIFF, CF5 2RW

GUIDE PRICE £475,000

**Hern &
Crabtree**



Edward Clarke Close

An exceptional four-bedroom detached home, tucked away in a peaceful corner of Edward Clarke Close, Danescourt. Occupying a generous corner plot, this impressive property has been thoughtfully transformed and substantially extended to create a stylish and versatile family home.

The standout feature is the impressive open-plan kitchen, dining and living space, designed perfectly for modern family living. Large glazed doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between the indoor and outdoor spaces.

The ground floor also offers a welcoming entrance hall, a separate lounge, a useful utility room and a downstairs cloakroom.

Upstairs, there are four well-sized bedrooms. The principal bedroom is particularly impressive, featuring a recently fitted en-suite shower room and a walk-in wardrobe. Bedroom two also benefits from its own en-suite, while the remaining two bedrooms are served by a family bathroom.

Outside, the property enjoys a fantastic wraparound rear garden, providing plenty of space for children, entertaining and outdoor dining. To the front, there is ample off-street parking for several vehicles.

Edward Clarke Close is a sought after street in Danescourt and is located close to local amenities, shops and has excellent transport links. Danescourt Train Station is placed a stones throw away with easy access into the City Centre on the City Line. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



Approx 1471.00 sq ft

Entrance

Storm porch. Double glazed door leading into the entrance hall.

Hallway

Double glazed window to the side. Stairs to the first floor understairs storage. Black and white tiled floor..

Lounge

Double glazed window to the front. Radiator. Wood laminate flooring.

Open Plan Kitchen/Dining/Sitting Area

Two sets of double glazed Bi fold doors leading out to the rear. Double glazed windows to the rear and side. Two radiators. Spotlights. The kitchen is fitted with wall and base units with quartz worksurfaces over. Space for gas cooker, integrated fridge and freezer and integrated dishwasher. Sink with mixer tap. Spotlights. Part tiled walls. Doors to:-

Utility Room

Double glazed window to the front and obscure glazed door to the side. Wall and base units. Space and plumbing for a washing machine. Part tiled walls. Radiator. Boiler. Sliding door to the w/c. Continuation of laminate flooring.

W/c

W/c and wash hand basin. Radiator. Continuation of laminate flooring.

FIRST FLOOR

Landing

Obscure double glazed window to the side. Wooden banister. Loft access hatch. Storage cupboard.

Bedroom One

Double glazed window to the rear. Radiator. Spotlights. Door to en-suite and dressing room.

En-suite

PVC obscure glazed window to the front. Spot lights. Laminate flooring. W/c, contemporary wash hand basin and shower. Shaver Point. Heated towel rail. Spotlights. Tiled walls.

Dressing Room

Walk in dressing room. Radiator. Hanging space and storage shelving.

Bedroom Two

Double glazed window to the front Radiator. Wall lights.

En Suite

Fitted with shower with Mira shower and glass door, w..c and wash hand basin. Vertical radiator. Spotlights.

Bedroom Three

Double glazed window to the rear. Radiator.

Bedroom Four

Double glazed window to the front. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and vanity wash hand basin. Spot lights. laminate flooring. Radiator.

Front

Driveway for multiple cars. Lawn area. Path leading to the front door.

Rear Garden

Enclosed with brick wall and wooden fencing. Wooden gates leading to the front. Paved sitting area. Mainly laid to lawn with shrubs and trees. Raised decked sitting area leading out from the kitchen/diner.

Additional Information

We have been advised by the vendor that the property is Freehold. Epc - C. Council Tax - F.

There are remote controls for the blinds in the kitchen and the lights throughout the kitchen/diner/utility. So they can all be zoned and programmed separately.

Disclaimer

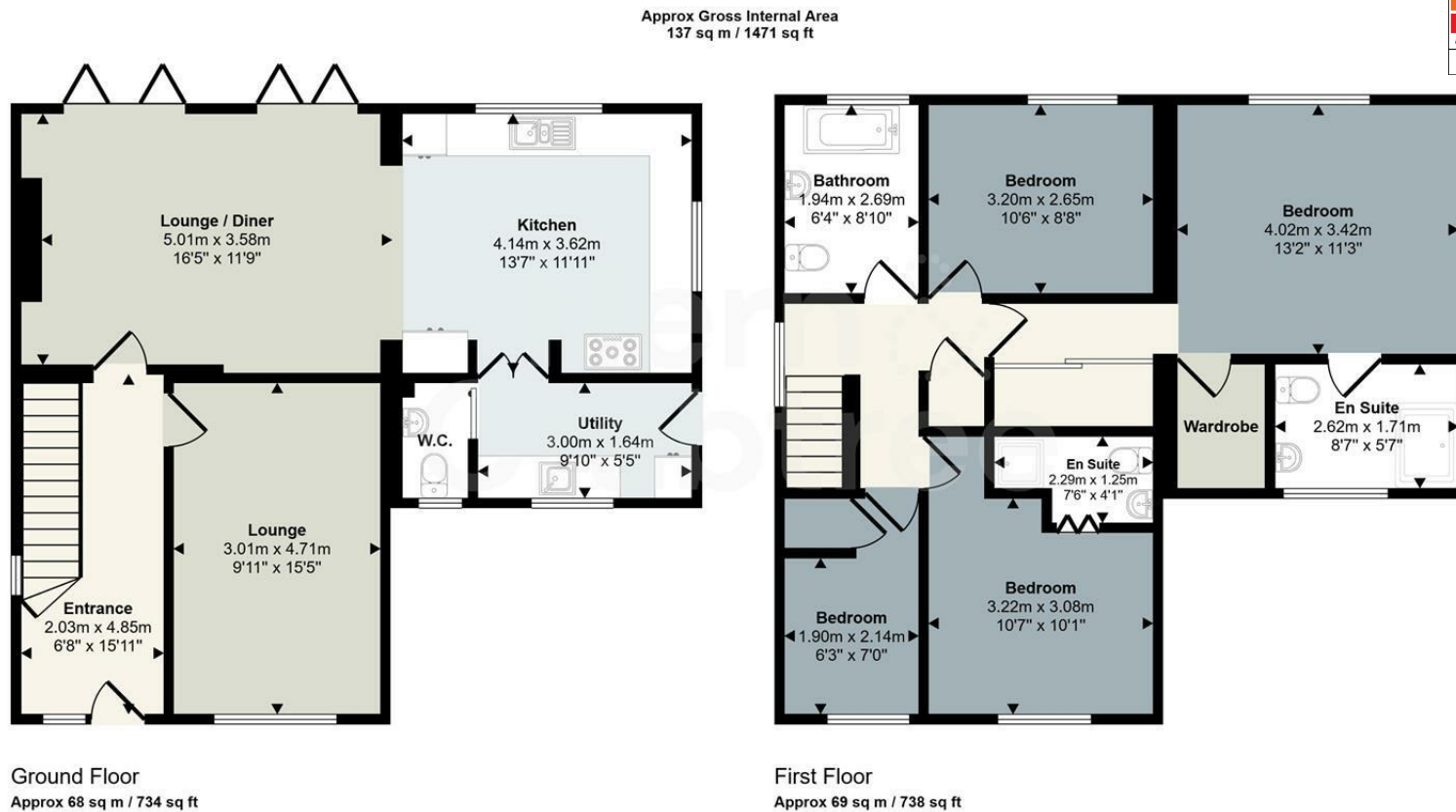
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Council Tax Band: F

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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.

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