

Peckham Close

DANESCOURT, CARDIFF, CF5 2SL

GUIDE PRICE £300,000

**Hern &
Crabtree**



Peckham Close

Tucked away within a small cul-de-sac in Danescourt, this stylish semi-detached house offers smartly presented accommodation with a practical layout, fitted storage and a landscaped rear garden designed for modern day living. The house has an easy, welcoming feel from the moment you step inside, with a neat entrance hall leading through to a comfortable living room where bespoke alcove cabinetry adds both character and functionality.

To the rear, the kitchen diner is very much the heart of the home. Bright and well arranged, it opens directly onto the garden through French doors and offers plenty of storage, worktop space and room to dine, making it ideal for everyday family life as well as entertaining. Upstairs, the three bedrooms are sensibly proportioned and complemented by a well-appointed bathroom featuring a spa bath and shower over.

Outside, the property continues to impress. The front provides off-street parking, while the rear garden has been attractively landscaped with patios and a raised artificial lawn, creating a low-maintenance space to enjoy throughout the year.

Danescourt remains a popular part of west Cardiff thanks to its balance of green space, convenience and transport links. There is easy access to local shops, schools and everyday amenities, while nearby railway links and road connections make commuting into Cardiff city centre and beyond straightforward. The area is also well placed for walks and outdoor recreation, with the Taff Trail and surrounding parks close at hand.



Approx 723.00 sq ft

Council Tax Band:

Entrance

Entered via a double glazed pvc door to the front. Storm porch.

Entrance Hall

Stairs to the first floor with a wooden hand rail. Radiator. Luxury vinyl flooring. Door to the living room.

Living Room

Double glazed window to the front. Radiator. Bespoke storage into the alcoves. Door leading to the kitchen/diner.

Kitchen/Diner

Double glazed French doors leading out to the rear garden. Double glazed window to the rear. The kitchen is fitted with wall and base units with worktops over. Four ring electric hob with cooker hood fitted over and integrated oven. Space and plumbing for a washing machine. Space for a fridge freezer. Integrated dishwasher. Stainless steel sink and drainer. Pull out bin drawer. Wood laminate flooring. Radiator. Additional storage in the dining room. Tiled splashbacks,

FIRST FLOOR

Stairs from the entrance hall with wooden hand rail.

Landing

Loft access hatch. Bannister. Airing cupboard housing the combi boiler.

Bedroom One

Double glazed window to the front. Radiator. Fitted double wardrobe with additional built in storage cupboard. Filtration system.

Bedroom Two

Double glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the side. Spa bath with Jets, rain drop shower plumbed over with glass splash back screen, w/c and vanity wash hand basin. shaver point

with light up shaver mirror. Part tiled walls. Heated towel rail. vinyl flooring.

OUTSIDE

Front

Off street parking driveway to the side. Paved patio. Gate access to the rear garden.

Rear Garden

Enclosed landscaped rear garden with stone paved patio and steps leading up to a raised Astro turf lawn. Further stone patio to the rear. Timber fencing. Side path and gate leading out to the front.

Tenure and Additional Information

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

Epc - tbc

Council Tax - D

Disclaimer

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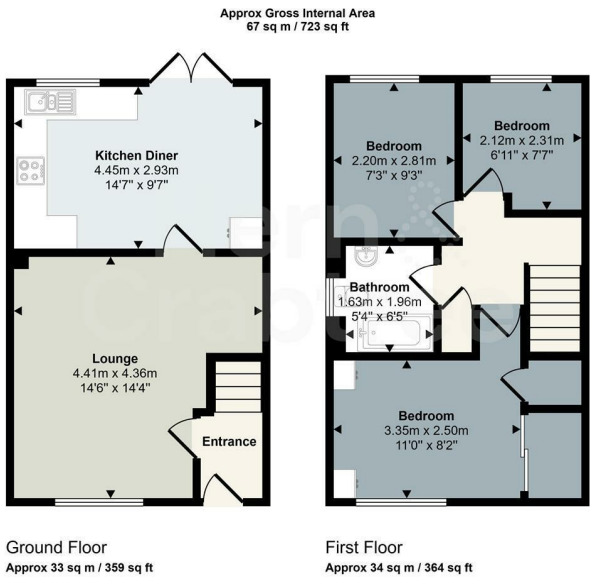
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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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 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.

