

# Allan Durst Close

DANESCOURT, CARDIFF, CF5 2RP

£260,000

**Hern &  
Crabtree**





# Allan Durst Close

No chain. Perfect first time buy. A beautifully presented and spacious two-bedroom semi-detached family home, ideally located in the highly desirable suburb of Danescourt. This larger-style property is just a short distance from local amenities, excellent transport links, and scenic green spaces.

The ground floor features an inviting entrance porch, a generous lounge, and a modern fitted kitchen/diner. Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom with shower over the bath.

Outside, the landscaped rear garden offers a peaceful retreat with a paved patio and lawn, ideal for relaxing or entertaining. To the front, there's a well-maintained lawn, a long driveway providing ample off-road parking, and access to a single garage.

Danescourt is a popular residential area, well-served by a variety of amenities including a shopping precinct, doctors and dentists surgeries, children's play area, local primary school and a train station. There are also regular bus routes to and from Cardiff City Centre and easy access to the River Taff and Taff Trail for picturesque walks and cycling.



**679.00 sq ft**

#### Entrance

Entered via a composite front door, double glazed windows to the front, wooden floor.

#### Living Room

Double glazed window to the front, stairs to the first floor, radiator, a gas fireplace.

#### Kitchen

Double glazed window to the rear, base units with worktop over, stainless steel sink and drainer, a four ring gas hob, integrated oven and grill combi, integrated microwave, space for fridge, combination boiler, radiator, tiled floor.

#### First Floor Landing

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

#### Bedroom One

Double glazed window to the rear, radiator, built in wardrobes.

#### Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

#### Bathroom

Double obscure glazed window to the side, bath with a Triton T80 si power shower over, w.c and wash hand basin, radiator, tiled walls, laminate floor.

#### Rear Garden

Enclosed by timber fencing, lawn, decked sitting area, cold water tap.

#### Garage

With up and over door, power.

#### Front

Lawn area, driveway to side leads to garage.

#### Tenure

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

#### Disclaimer

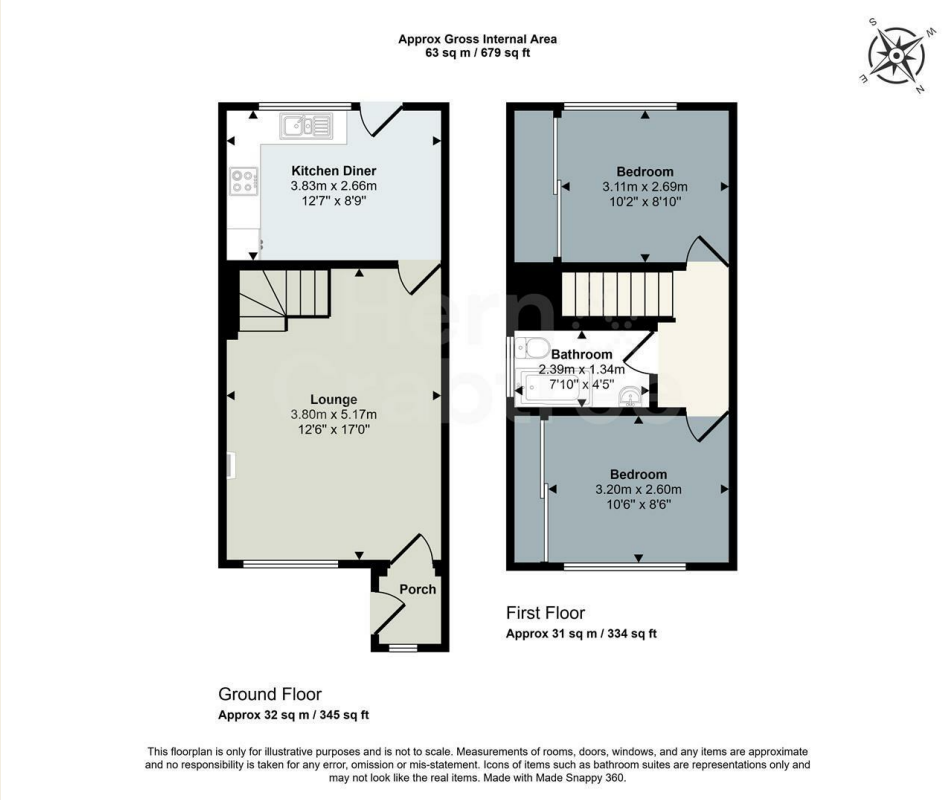
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies 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.





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



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

