Nicholson Webb Close

DANESCOURT, CARDIFF, CF5 2RL

GUIDE PRICE £250,000

Hern & Crabtree



Nicholson Webb 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 modern family bathroom.

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 off-road parking.

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.











Approx 685.00 sq ft

Council Tax Band: D

Entrance
Entered via a pvc front door,

Living Room
Double glazed window to the front, radiator, coved ceiling, wall mounted electric fire, stairs to the first floor with under stairs storage cupboard.

Kitchen
Double glazed window to the rear, pvc door the rear, wall and base units with worktop over, a four ring induction hob with integrated oven and grill combi, integrated microwave, one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, integrated dishwasher, laminate flooring.

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

Bedroom One
Double glazed window to the front, radiator.

Bedroom Two
Double glazed window to the rear, radiator, storage cupboard housing the combi boiler.

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, laminate flooring.

Garden
Enclosed by timber fencing, crazy paving and lawn area, garden shed, cold water tap.

Front
Driveway parking at the front.

Tenure and additional information
We have been advised by the seller that the property is freehold, the council tax band is . EPC=

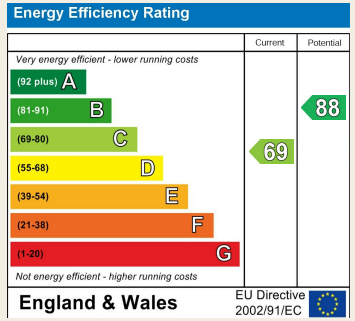
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability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

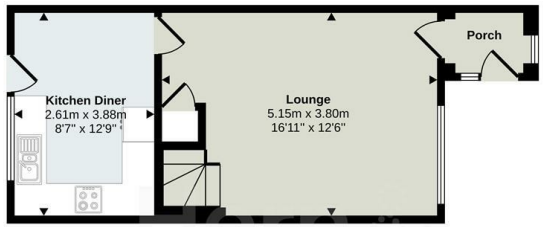




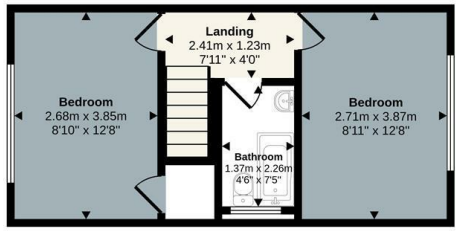




Approx Gross Internal Area
64 sq m / 685 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft



First Floor
Approx 31 sq m / 336 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.

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