

# Timothy Rees Close

DANESCOURT, CARDIFF, CF5 2RH

**GUIDE PRICE £260,000**

**Hern &  
Crabtree**





# Timothy Rees Close

No chain. Perfect first time buy. A larger style two-bedroom semi-detached family home, ideally located in the highly desirable suburb of Danescourt. The property is just a short distance from local schools, 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 and conservatory to the ground floor. Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom with shower over the bath.

Outside, the rear garden is a fantastic size and low maintenance, ideal for relaxing or entertaining with a workshop to the rear. To the front, there's a lawn area and a long driveway providing ample 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.



# 736.00 sq ft

## Entrance

Entered via a composite front door, tiled floor into living room/dining room.

## Living Room

Double glazed window to the front, radiators stairs to the first floor, wood laminate floor.

## Kitchen

Double glazed windows and double glazed door to the rear, conservatory, wall and base units, stainless steel sink and drainer, a four ring electric hob with electric oven and grill, radiator, tiled floor.

## Conservatory

With corrugated roof, patio doors to the rear garden, double glazed windows, power and light, wood flooring.

## First Floor Landing

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

## Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobe, wood laminate flooring.

## Bedroom Two

Double glazed window to the rear, radiator, storage cupboard and built in wardrobe, wood laminate flooring.

## Bathroom

Double obscure glazed window to the side, fitted with bath with Triton power shower, w.c and wash hand basin, radiator, tiled floor.

## Rear Garden

Enclosed by timber fencing, patio area, cold water tap, timber shed.

## Parking

Driveway to the side.

## Front

Lawn area, paved path to side.

## Tenure and additional information

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

## Disclaimer

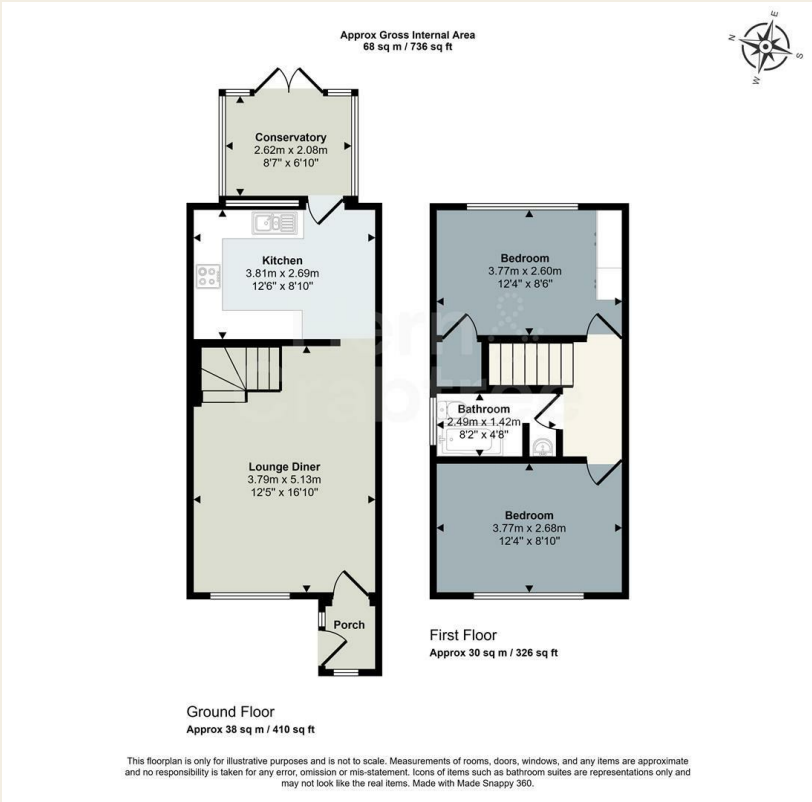
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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





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



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		
	70	77
England & Wales		EU Directive 2002/91/EC

