

# Timothy Rees Close

DANESCOURT, CARDIFF, CF5 2AU

**GUIDE PRICE £425,000**

**Hern &  
Crabtree**



# Timothy Rees Close

No chain. Situated in a peaceful cul-de-sac in the highly sought-after area of Danescourt, this impressive four-bedroom detached home offers both space and versatility, making it an ideal choice for growing families. Tucked away within a row of just four houses, the property enjoys a quiet setting while remaining conveniently located for local amenities.

The home offers a light and spacious feel and provides a fantastic blank canvas for the next owners to personalise and make their own.

With approximately 1,500 sq ft of floor space, the accommodation briefly comprises an entrance hall, cloakroom, sitting room, lounge leading into the dining room, a fitted kitchen and a utility room on the ground floor. To the first floor there are four bedrooms, a family bathroom and an en-suite to the master bedroom.

Externally, the property benefits from a lovely flat rear garden, while to the front there is off-street parking.

Danescourt is a popular residential location situated approximately four miles from Cardiff city centre. The area offers excellent public transport links via both rail and bus, and there are reputable English and Welsh primary and secondary schools within catchment and within walking distance. Early viewing is highly recommended.



# 1530.00 sq ft

## Entrance Porch

Entered via a pvc door into a porch.

## Hallway

Stairs to the first floor, coved ceiling, radiator, wooden floors.

## Downstairs Cloakroom

Double obscure glazed window, w.c and wash hand basin, radiator, tiled walls and tiled floor.

## Second Reception Room

Double glazed window to the front, coved ceiling, radiator, wooden flooring.

## Living Room

Double glazed square bay window to the front, radiators, coved ceiling, stone fireplace, archway to the dining room.

## Dining Room

Double glazed sliding patio doors to the rear, coved ceiling, radiator.

## Kitchen

Double glazed window to the rear, fitted with wall and base units with worktop over, stainless steel sink and drainer, a four ring gas hob, integrated electric oven and grill combi, space for washing machine, tiled floor.

## Utility

Double glazed window and double glazed patio door to the rear, space for fridge, radiator, built in cupboards, tiled floor.

## First Floor Landing

Stairs rise up from the hallway, access to loft space, airing cupboard housing the boiler.

## Bedroom One

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

## En Suite

Double obscure glazed window to the front, walk in shower, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the rear, radiator.

## Bedroom Four

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

## Bathroom

Double obscure glazed window to the side, bath with shower over, w,c and wash hand basin, tiled walls and tiled floor.

## Rear Garden

Enclosed garden with timber fencing, decked area, steps up to a lawn, cold water tap, garden pond.

## Front

Parking for one vehicle, lawn.

## Tenure and Additional Information

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

## Disclaimer

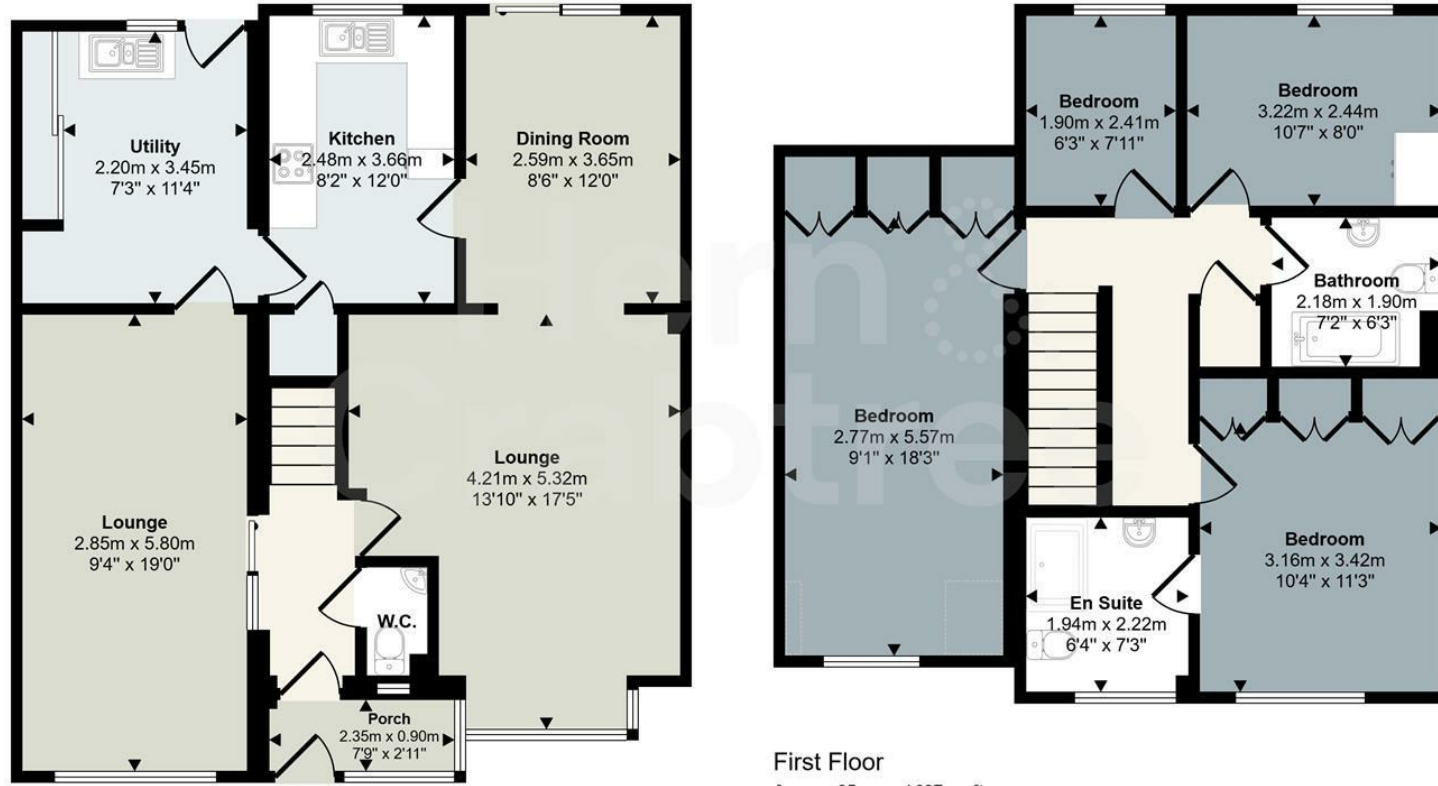
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





Approx Gross Internal Area  
142 sq m / 1530 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor  
Approx 77 sq m / 834 sq ft

Denotes head height below 1.5m

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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