

Heol Urban

DANESCOURT, CARDIFF, CF5 2QP

GUIDE PRICE £399,950

**Hern &
Crabtree**



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Set on a spacious plot with a beautifully maintained, flat south-facing rear garden, this larger-style four-bedroom detached home is located in a quiet cul-de-sac within the highly sought-after area of Danescourt. Offered with no onward chain, the property has been re-decorated and re-carpeted throughout and presents a fantastic opportunity for the next owners to move straight in and add their own personal touch.

On the ground floor the accommodation comprises an entrance hall, cloakroom, lounge opening into the dining room, and a fitted kitchen. On the first floor there are four bedrooms and a shower room. The property further benefits from off-street parking for at least two vehicles as well as having a single detached garage.

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive and Ysgol Gynradd Gymraeg Pencae catchment area. Internal Viewings are an absolute must!



1053.00 sq ft

Entrance Hall

Entered via a composite front door, coved ceiling, stairs to the first floor with understairs cupboard, radiator.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, tiled walls, laminate flooring.

Living Room/Dining Room

Double glazed window to the front, double glazed patio doors to the rear, radiators, coved ceiling, electric fireplace with marble surround and hearth, archway to the dining room

Kitchen

Double glazed window to the side and rear, double glazed patio door to the rear, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring electric hob (newly fitted in August 2025) with electric double oven and grill, integrated fridge/freezer, space for a washing machine, combination boiler, laminate flooring.

First Floor Landing

A dogleg staircase, double glazed window to the side, coved ceiling, access to loft space, airing cupboard housing the hot water cylinder.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, fitted wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Four

Double glazed window to the front, radiator, coved ceiling, storage cupboard.

Bathroom

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

Rear Garden

Enclosed by timber fencing, patio and lawn, mature bushes, cold water tap.

Garage and Driveway

Driveway to the side of the house leads to the garage with up and over door to the front,

Front

Low rise hedge, lawn.

Tenure and Additional Information

We have been advised by the seller that the property is freehold. The seller has advised us that they have recently fitted new carpets and recently decorated throughout. Epc - D. Council Tax - F.

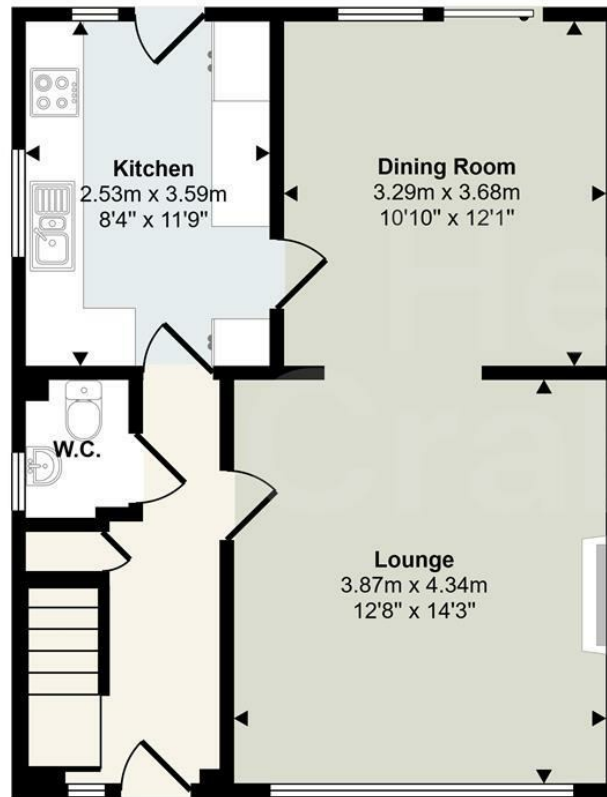
Disclaimer

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.

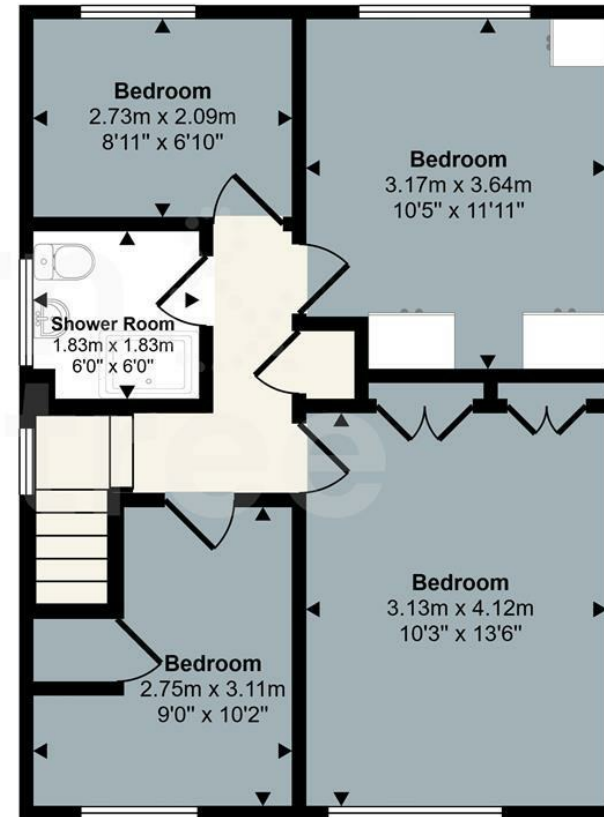




Approx Gross Internal Area
98 sq m / 1053 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft



First Floor
Approx 50 sq m / 537 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

