

# Hughs Close

DANESCOURT, CARDIFF, CF5 2RT

**GUIDE PRICE £375,000**

**Hern &  
Crabtree**



# Hughs Close

Perfectly positioned at the end of a quiet cul-de-sac in the sought-after area of Danescourt, this extended three-bedroom detached home occupies a generous corner plot with a superb L-shaped rear and side garden. The exceptional outdoor space is undoubtedly one of the property's standout features, offering an ideal setting for families, entertaining, or those looking to extend further, subject to the necessary planning permissions.

Set on a substantial plot, the property also benefits from ample off-street parking and a single garage. The well-presented accommodation briefly comprises an entrance hall, cloakroom, spacious lounge opening into a sitting/dining area, an extended kitchen spanning the rear of the property, and a useful utility/shower room to the ground floor.

To the first floor are three well-proportioned bedrooms and a family bathroom.

The generous plot and impressive garden are a real highlight of this home, providing excellent space for children to play, keen gardeners to enjoy, or buyers looking to create a larger family home in the future. There is off street parking for multiple vehicles and a single garage to the front.

Hughs Close is perfectly positioned just off Belthin Close and is located close to local amenities, shops and has excellent transport links. Danescourt Train Station is placed a stones throw away with easy access into the City Centre. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



**Approx 1034.00 sq ft**

**Council Tax Band: F**

#### Entrance Hall

Entered via a pvc front door, double glazed window to the side, stairs to the first floor with understairs cupboard, , coved ceiling, radiator, wooden floor.

#### Cloakroom ( under stairs)

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

#### Living Room/Dining Room

Double glazed window to the front, coved ceiling, radiators, fireplace with marble surround and hearth radiator, sliding double glazed patio doors to the kitchen/diner.

#### Kitchen

Double glazed window to the sides, double glazed window to the rear, pvc door to the rear, fitted with a range of wall and base units with worktop over, a four ring electric hob with integrated oven and grill, integrated dishwasher, radiator, tiled walls, wooden flooring.

#### Utility/Bathroom

Double glazed window to the side, radiator, coved ceiling, corner shower, space and plumbing for a washing machine, heated towel rail, wooden floor.

#### First Floor Landing

Stairs rise up from the hall, double glazed window to the side, storage cupboard housing the combination boiler.

#### Bedroom One

Double glazed window to the rear, radiator.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bathroom

Double obscure glazed window to the rear, corner bath, w.c and wash hand basin, recess lights, coved ceiling, tiled walls and tiled floor.

#### Garden

Set on a corner plot with fence surround, lawn and paved,

#### Garage

With up and over door to the front.

#### Front

Paved driveway for multiple vehicles, EV charging point.

#### Tenure and additional information

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

#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.



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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            | 68      | 76                         |
| (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<br>2002/91/EC |



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