

Edward Clarke Close

DANESCOURT, CARDIFF, CF5 2RW

OFFERS IN EXCESS OF £250,000

**Hern &
Crabtree**



Edward Clarke Close

A beautifully presented two double bedroom semi-detached home with a beautiful landscaped rear garden and off-street parking for multiple vehicles.

Situated in a quiet cul-de-sac in the sought-after area of Danescourt, this superb property is ideal for first-time buyers looking to take their first step onto the property ladder, or those wishing to downsize to a home that is ready to move straight into.

Finished to an excellent standard throughout, the well-balanced accommodation briefly comprises an inviting entrance hall, a modern fitted kitchen, and a spacious lounge/diner with French doors opening onto the beautifully landscaped rear garden. Upstairs, there are two generous double bedrooms and a contemporary shower room.

The rear garden has been thoughtfully designed to create a fantastic outdoor space, perfect for relaxing or entertaining family and friends.

Edward Clarke Close is a sought after street in Danescourt 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 on the City Line. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



Approx 600.00 sq ft

Entrance

Entered via a pvc front door, stairs to the first floor with understairs open storage, utility meters, laminate flooring.

Kitchen

Double glazed window to the front and the side, wall and base units with worktop over, composite sink and drainer, a four ring induction hob with double integrated oven and grill combi, space and plumbing for a washing machine, integrated fridge and freezer.

Living Room

Double glazed window to the rear and double glazed pvc door to the rear, radiator, coved ceiling, coved ceiling, radiator, laminate flooring.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Twin double glazed window to the front, radiator, built in cupboard housing the combi boiler, built in wardrobe.

Bathroom

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

Garden

Steps down to paved and lawn, fencing surround, flower borders, bike storage and garden shed, cold water tap, electric point, wooden gate to the side.

Front

Driveway for several vehicles, gravel and plants.

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.

Tenure and additional information

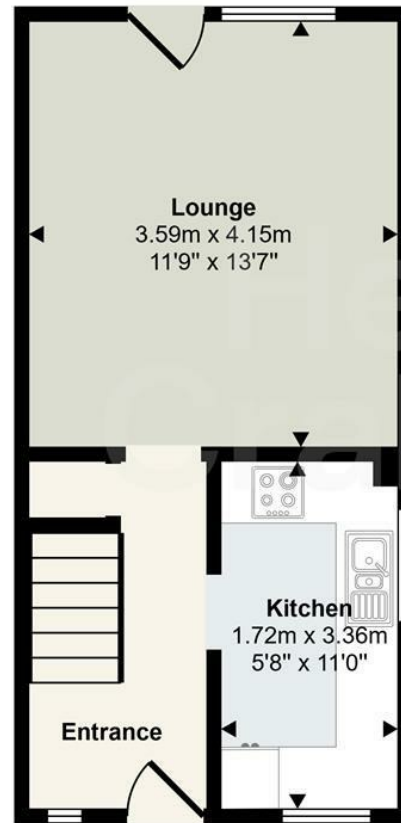
We have been advised the property is freehold and the council tax band is

Council Tax Band: D

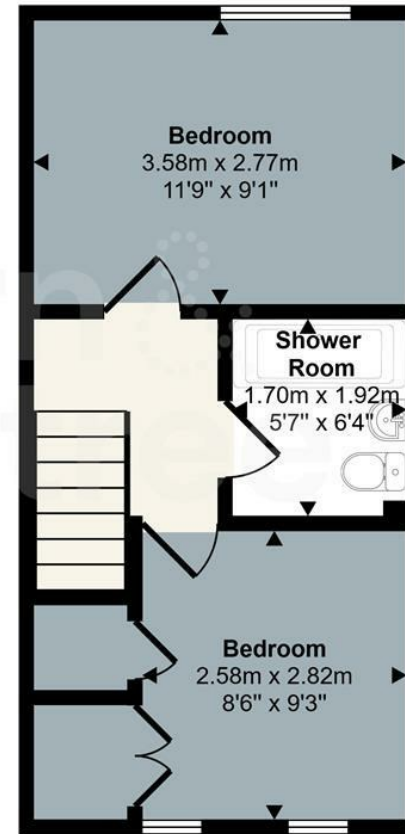




Approx Gross Internal Area
56 sq m / 600 sq ft

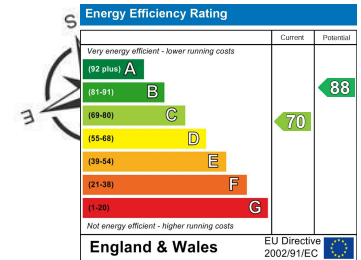


Ground Floor
Approx 28 sq m / 297 sq ft



First Floor
Approx 28 sq m / 303 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 Snappy 360.



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