

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: [sales@mr-homes.co.uk](mailto:sales@mr-homes.co.uk)

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Herbert March Close  
Cardiff CF5 2TD

Offers Over £370,000  
Freehold



# Herbert March Close, Danescourt Cardiff, CF5 2TD

## Overview

- Detached Family Residence
- Two Storey Side Extension
- Three Reception Rooms & Conservatory
- Kitchen
- Master With Ensuite
- Three Further Bedrooms
- Family Bathroom
- Wonderful Enclosed Rear Garden & Private Drive



Situated in Danescourt, Cardiff CF5. MR Homes act as sole agent for clients looking to sell their lovely, detached family residence that they have owned for the past 30 years. During this time the property has been extended to the side and the properties overall footprint has been improved.



The accommodation consists of an entrance hallway, lounge/dining room, family/tv room, conservatory, fitted kitchen, master with ensuite shower room, three further bedrooms and a family bathroom. Externally to the front there is a drive for two cars and to the rear a wonderful enclosed sunny rear garden. Our clients are highly motivated to sell, and the property is being sold with the added benefit of no onward chain.

Don't miss out on this super house in a sought after location.

EPC Rating = D. Council Tax Band = E.

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REQUEST...



### Entrance Hall

3' 8" x 5' 11" (1.12m x 1.81m)

A composite door with obscured glass panels welcomes you into the main residence with further window to side. Cornice to ceiling, dado rail, wood laminate flooring, doors to

### Sitting Room

14' 10" x 15' 2" (4.51m x 4.62m)

Bay window to front, cornice to ceiling, dado rail, feature fireplace with marble hearth and surround, wall mounted radiator, fitted carpet, power points, open plan to dining room, stairs lead to the first floor

### Dining Room

7' 3" x 8' 8" (2.21m x 2.64m)

Double glazed sliding doors lead into the conservatory, cornice to ceiling, dado rail, continuation of fitted carpet, wall mounted radiator, power points

### Conservatory

9' 5" x 8' 11" (2.88m x 2.72m)

Full height double glazed panoramic windows over look the rear garden with patio doors, fitted carpet

### Family / TV Room

20' 3" x 7' 1" (6.16m x 2.15m)

Bay window to front, dado rail, wall mounted radiator, fitted carpet, power points door to

### Kitchen

13' 10" x 8' 8" (4.21m x 2.65m)

Two windows to rear. With a range of wall mounted and floor base units and drawers, roll top work surfaces over with inset stainless steel sink mixer tap and drainer. tiled splash backs. Integrated 4 ring gas hob, oven and grill. Space for dish washer, washing machine, fridge freezer and wine cooler fridge. Wall mounted Worcester combination boiler. power points. Door into garden

### First Floor Landing

6' 0" x 8' 8" (1.83m x 2.64m)

Continuation of balustrade and matching fitted carpet, access to loft hatch, over stairs storage cupboard, doors to

### Master Bedroom

15' 1" x 14' 11" (4.61m x 4.55m)

Double glazed window to front, wall mounted radiator, fitted carpet, power points, door to ensuite

### Ensuite Shower Room

5' 2" x 6' 3" (1.57m x 1.91m)

Obscured double glazed window to rear. Walk in cubicle with wall mounted electric shower and attachment, pedestal hand wash basin, low level flush WC, part tiled walls, vinyl flooring





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## GRANGETOWN

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS