



Hern and Crabtree

£535,000 Freehold

Ty Parc Close | Cardiff | CF5 2RG



No Chain. Rarely available. A larger style, extended five bedroom detached family home set on this corner plot on one of the most desirable cul de sac's in Danescourt. In need of modernisation but offering excellent potential, this spacious and versatile property would make a wonderful home for a growing family.

With generous room sizes, the accommodation briefly comprises: Entrance porch, hallway, cloakroom, large lounge, sitting room, dining room, spacious kitchen leading into the breakfast room, utility room and a further sitting room or ground floor bedroom with a shower room to the ground floor. To the first floor are five bedrooms, en suite shower room to principal bedroom one and a separate family bathroom. The property further benefits from delightful gardens front and rear, as well as having off street parking for multiple vehicles to the front.

Ty Parc Close is tucked away off Heol Aradur and is located close to local amenities, shops and has excellent links to Cardiff city centre via bus and rail. The property is sure to be popular with families thanks to the reputable schools within catchment. Internal viewings are a must!



Entrance

Entered via double glazed composite door to the front leading into the porch.

Porch

Double glazed window to the front and side. Tiled floor. Wooden glazed door leading into the hallway.

Hallway

Stairs to the first floor. Wood flooring. Radiator. Door to:

Cloakroom

Obscure glazed window to the side. W/c and wash hand basin, Tiled walls and floor. Towel rail.

Living Room 20'9" x 11'11"

Double glazed window to the front. Two radiators. Patio door leading out to the conservatory. Gas fireplace with surround.

Conservatory 21'10" x 9'

Pitched roof conservatory with two sets of sliding patio doors to the rear garden. Wooden flooring. French doors to the breakfast room. Sliding Patio doors to the dining room. Gas radiator.

Kitchen/Breakfast Room 19'10" x 8'10"

Double glazed door to the side and window to the side. The kitchen is

fitted with wall and base units with worktops. Sink and drainer with mixer tap. Double oven and grill with five ring gas hob and cooker hood over. Tiled floor. Integrated full length Neff dishwasher. Serving hatch to the dining room. Archway through to the breakfast room. Built-in storage cupboard and door to the utility.

Breakfast Room 9' x 9'1"

Archway from the kitchen. Sliding patio doors to the garden. Double glazed window to the side. Radiator. Wood laminate flooring. French doors to the conservatory.

Utility Room 7'10' x 7'6"

Double glazed window to the side. Wash basin. Space and plumbing for washing machine. Gas boiler. Space for appliances. Door to sitting room.

Sitting Room / Guest Room 15'3" x 14'4"

Double glazed window to the front and side. Radiator. Fitted storage cupboards. Door to shower en-suite.

En-suite

W/c and wash hand basin. Shower recess with electric shower.

Dining Room 13'4" x 9'10"

Double-glazed sliding patio doors to



the conservatory. Serving hatch to kitchen. Radiator. Door from the hallway.

FIRST FLOOR

Stairs rise from the entrance hall. Double-leg stairs.

Landing

Loft access hatch. Double-glazed window to the front. Radiator. Airing cupboard housing hot water tank and additional storage cupboard.

Bedroom One 12'2" x 10'1"

Double-glazed window to the rear. Radiator. Walk through with built-in storage. Fitted bedroom furniture and wardrobes. Door to en-suite.

En-suite

Obscure double-glazed window to the side. Recess shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

Bedroom Two 13'5" x 10'5"

Double-glazed window to the front. Radiator. Fitted wardrobes.

Bedroom Three 13'2" max x 12'2" max

Double-glazed window to the rear. Radiator. Fitted wardrobe.

Bedroom Four 6'5" expanding to 10'4" to recess x 12'3" max

L - shaped bedroom. Double-glazed window to the front. Radiator. Fitted wardrobe and further recess for wardrobe or bed.

Bedroom Five 8'5" x 10'1"

Double-glazed window to the rear. Radiator.

Bathroom

Double glazed window to side. W.C. Double shower built into recess. Wash hand basin. Heated towel rail. Tiled Walls.

OUTSIDE

Rear garden

Enclosed rear garden with lawn and patio. Glass greenhouse. Mature shrubs and flower borders. Path to the side and a gate to the front.

Front

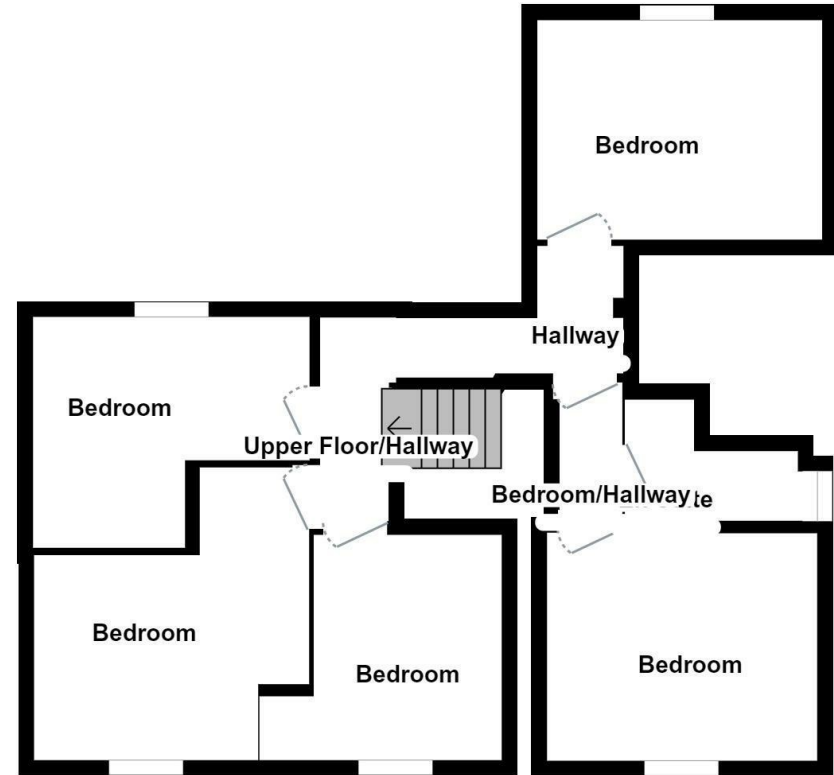
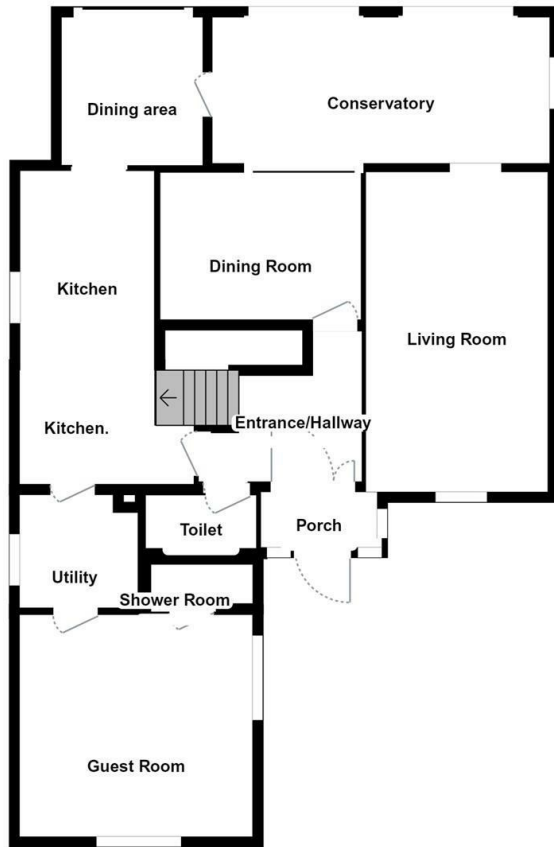
Black paved hardstand with off-street

parking for several vehicles. Mature hedges. Gate access to the rear garden.

ADDITIONAL INFORMATION

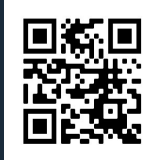
We have been advised by the vendor that the property is Freehold. Council Tax - G Epc - coming soon





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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