

# Heol Urban

| Danescourt | Cardiff | CF5 2QP

*Hern and Crabtree*



# HEOL URBAN

Guide Price £415,000



## Rear

Enclosed rear garden. Lawn and patio area. Garage to the side with driveway.

## Garage

Detached garage to the side.

## Tenure and Additional Information

We have been advised by the vendor that the property is freehold.

No Chain! Set on this generous size corner plot with a fantastic side and rear garden is this larger style four bedroom detached family home. Perfectly positioned in this quiet cul de sac, the spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge opening into the Dining Room and Fitted Kitchen to the ground floor. To the first floor are Four Bedrooms and a Bathroom. The property further benefits from a fantastic size front, side and rear garden as well as off street parking for multiple vehicles and a 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 catchment area. Internal Viewings are an absolute must! EPC - D

## Entrance

Entered via double-glazed door to the front with a matching obscure double-glazed window to the side.

## Hallway

Stairs to the first floor. Radiator. Wood laminate flooring. Understairs storage cupboard. Door to downstairs cloakroom.

## Cloakroom

Obscure double-glazed window to the side. W/c and wash hand basin.

## Lounge

14'7" x 13'  
Double-glazed window to the front. Radiator. Wood laminate flooring. Fireplace. Squared off archway to the dining room.

## Dining Room

11'1" x 12'3"  
Double-glazed patio door to the rear garden. Door to the kitchen. Wood laminate floor. Radiator.

## Kitchen

11'11" x 8'10"  
Double-glazed window to the side and a double-glazed door to the rear garden with a matching window. The kitchen is fitted with wall and base units with worktops. Four-ring gas hob, integrated oven with cooker hood over. Sink and drainer. Space and plumbing for washing machine. Space for a fridge freezer. Concealed Baxi boiler. Radiator. Wood laminate flooring.

## FIRST FLOOR

Stairs from the entrance hall with handrails.

## Landing

Double-glazed window to the side. Airing cupboard.

## Bedroom One

13'4" x 10'7"  
Double-glazed window to the front. Radiator. Built-in wardrobes.

## Bedroom Two

10'7" x 10'6"  
Double-glazed window to the rear. Radiator. Built-in wardrobes.

## Bedroom Three

10'6" x 9'5" narrowing to 9'3"  
L-shaped room. Double-glazed window to the front. Radiator. Built-in cupboard.

## Bedroom Four

9'4" x 7'1"  
Double-glazed window to the rear. Radiator.

## Bathroom

6'1" x 6'2"  
Obscure double-glazed window to the side. Bath with plumbed shower over, w/c and wash hand basin. Heated towel rail.

## OUTSIDE

### Front

Lawn to the front with a mature tree.

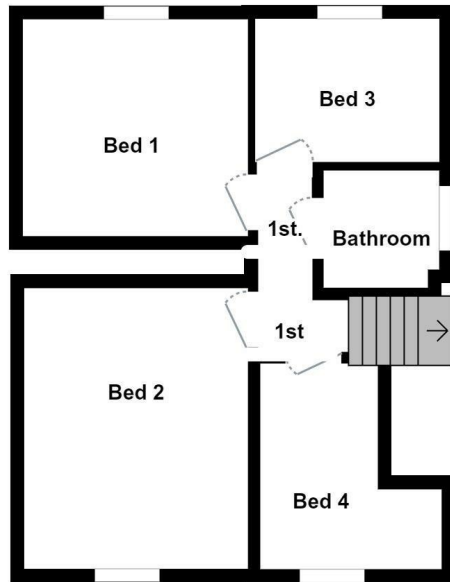
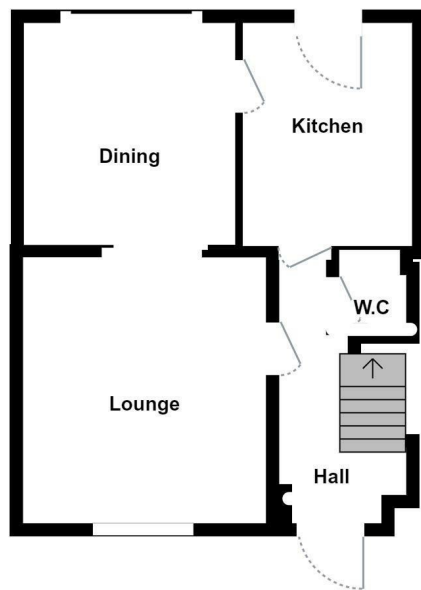




Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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 2002/91/EC



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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.