

Timothy Rees Close

DANESCOURT, CARDIFF, CF5 2RH

GUIDE PRICE £375,000

**Hern &
Crabtree**



Timothy Rees Close

Evening and Weekend Viewings With Hern and Crabtree. Offered with No Onward Chain this spacious home is a fantastic opportunity for families with excellent potential for improvement.

The ground floor welcomes you with an entrance porch leading into a bright hallway, complete with a convenient W.C. The generous living room offers a comfortable space to unwind, with glass-panelled doors opening into the dining room for seamless entertaining. A light-filled conservatory adds extra living space, while the well-equipped kitchen provides ample storage and worktop space to meet all your culinary needs. Upstairs, you'll find four well-proportioned bedrooms, ideal for a growing family. There is recently updated easy-access shower room features a versatile shower unit.

Outside, the front of the property is screened by a hedgerow for privacy, with a driveway leading to the single garage. The spacious rear garden, mainly laid to lawn, offers plenty of space for children to play or for hosting outdoor gatherings. A side patio and pathway provide easy access to the front of the home.

Danescourt is a well-regarded residential suburb in northwest Cardiff, offering a family-friendly community, excellent transport links, and great local amenities. With its own railway station and regular bus services, commuting to Cardiff city centre is quick and convenient. The area has a small shopping precinct with essentials like a Co-op, pharmacy, and post office, while larger supermarkets and retail parks are nearby. Danescourt is home to highly regarded schools, including Danescourt Primary, making it a popular choice for families. Surrounded by green spaces such as Radyr Woods and the Taff Trail, it's ideal for outdoor activities, while local golf clubs add to the leisure options.



1054.00 sq ft

Porch

Double glazed porch with pvc roof. Double glazed pvc door into the hallway.

Hallway

Inter-connecting door to the living room and door to cloakroom.

Cloakroom

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

Living Room

16'11" max x 15'10" max

Double glazed window to the front and side. Two radiators. Stairs to the first floor with understairs cupboard. French doors to the dining room.

Dining Room

8'9" x 11'3"

Double glazed aluminium door to the conservatory and door to the kitchen. Radiator.

Kitchen

12'0" x 7'9"

Double glazed window to the rear and a double glazed door to the garden. The kitchen is fitted with wall and base units with worksurfaces. Space for electric cooker. Space and plumbing for a washing machine. Sink and drainer. Space for fridge freezer and other appliances. Worcester combination boiler.

Conservatory

10'4" x 9'5"

Sliding door from the dining room. Pvc roof and double glazed windows to the side and rear. French doors leading out to the garden. Tiled floor. Power.

FIRST FLOOR

Stairs from the living room with wooden hand rail and spindles.

Landing

Double glazed window to the side. Loft access hatch. Bannister. Airing cupboard.

Bedroom One

10'5" x 12'11"

Double glazed windows to the front. Radiator. Fitted mirrored wardrobe and dresser.

Bedroom Two

8'9" x 10'5"

Double glazed windows to the rear. Radiator.

Bedroom Three

6'3" x 8'11"

Double glazed windows to the rear. Radiator.

Bedroom Four

Double glazed window to the front. Radiator.

Shower Room

5'6" x 6'7"

Obscure double glazed window to the side. Easy access wet room style shower with low bi fold screen with electric shower. w/c and wash hand basin. Heated towel rail. Tiled walls and vinyl floor. Extractor fan.

Outside

Front

Lawn area with mature hedge.

Rear Garden

Enclosed rear garden mainly laid to lawn. Borders ready for planting. mature shrubs. Access to the front and door access to the garage.

Garage and Parking

Single garage with up and over door and driveway to the front.

Tenure and additional Information

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

Epc - C

Council Tax - E

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not

independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

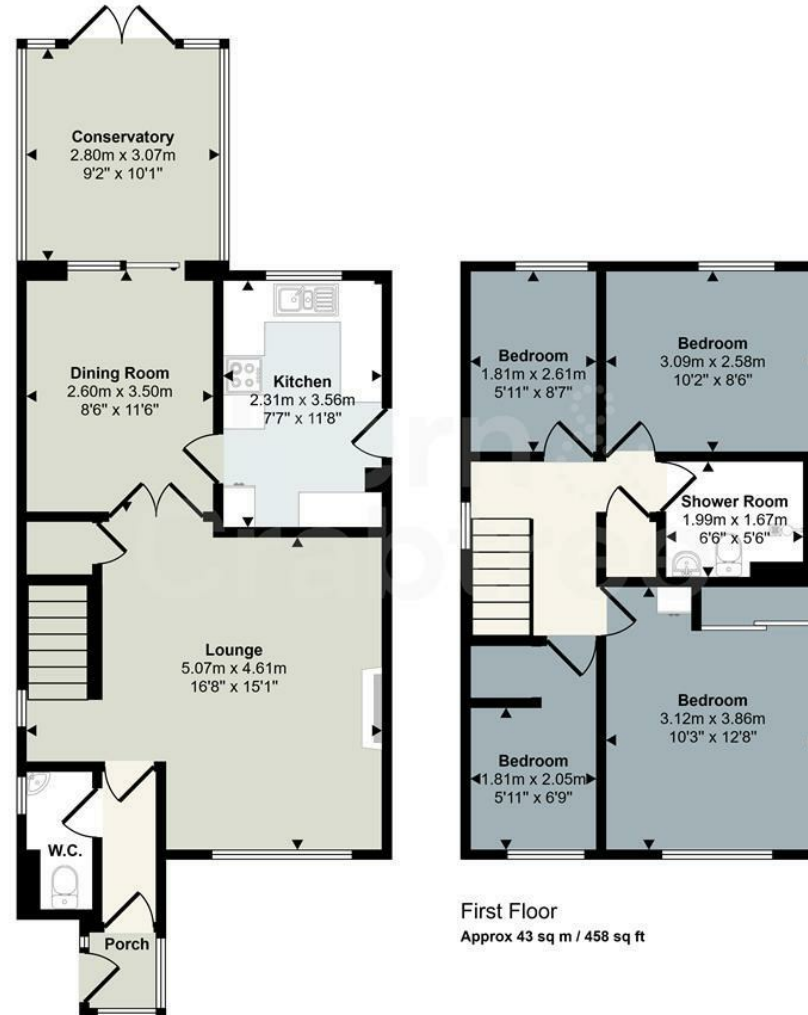




Approx Gross Internal Area
98 sq m / 1054 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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



First Floor
Approx 43 sq m / 458 sq ft

Ground Floor
Approx 55 sq m / 595 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 Made Snappy 360.

Good old-fashioned service with a modern way of thinking.

