

# Buckley Close

DANESCOURT, CARDIFF, CF5 2DG

**GUIDE PRICE £325,000**

**Hern &  
Crabtree**





# Buckley Close

No chain. Situated on a lovely size plot in the highly sought-after Buckley Close, Danescourt, this wonderful versatile detached bungalow presents a fantastic opportunity for the next owner to add their own personal touch. The property features a welcoming entrance hall, a spacious lounge, a fitted kitchen, three bedrooms one currently set up as a dining room, and a bathroom. Outside, you'll find a beautifully maintained rear garden, ideal for relaxing or entertaining, along with off-street parking.

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

Rarely available and full of potential, this bungalow is not to be missed.



# 739.00 sq ft

## Entrance Hall

Entered via a composite front door into hallway, coved ceiling, radiator, access to loft space, storage cupboard housing the combination boiler.

## Living Room

10'9 x 17'4

Double glazed square bay window to the front and double glazed window to the side, radiator, coved ceiling, serving hatch to kitchen, gas fireplace.

## Dining Room

14'1 x 9'

Double glazed window to the front, radiator.

## Kitchen

11'2 x 8'6

Double glazed window to the side, door to the rear, wall and base units, a four ring gas hob with electric oven beneath, stainless steel sink and drainer, space and plumbing for a washing machine, space for further appliance, radiator, laminate flooring.

## Bedroom One

10'6 x 10'

Double glazed window to the rear, radiator, built in wardrobe.

## Bedroom Two

7' x 10'3

Double glazed window to the rear, radiator, built in wardrobe.

## Bathroom

6'5 x 5'10

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

## Rear Garden

Enclosed by low rise wall and fence, lawn, paved area, shrubs and bushes, cold water tap gate to the front.

## Front and Parking

Driveway and lawn

## Tenure

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

## Disclaimer

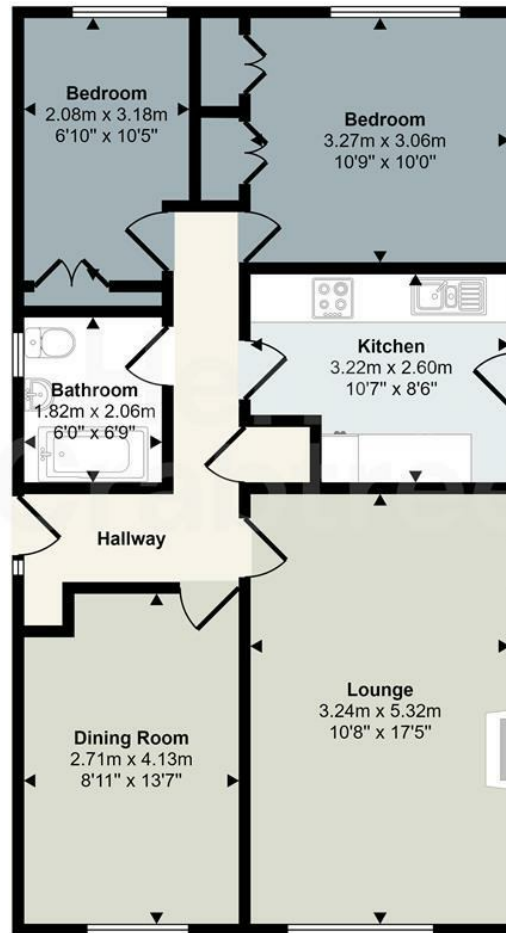
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans 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  
69 sq m / 739 sq ft



Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



