

# Peckham Close

DANESCOURT, CARDIFF, CF5 2SL

GUIDE PRICE £300,000

**Hern &  
Crabtree**



# Peckham Close

This neatly presented three-bedroom semi-detached home offers comfortable, well-balanced living in one of Cardiff's most established and family-friendly suburbs. Set within the popular area of Danescourt, the property enjoys excellent local amenities, respected schools, and easy access to the city centre and surrounding countryside.

Inside, the accommodation flows naturally from a welcoming entrance hall into a bright and airy living room, which leads through to a separate dining room – perfect for family meals or entertaining. The kitchen overlooks the garden and offers a practical layout with scope to personalise or extend, subject to planning.

Upstairs, there are three bedrooms and a family bathroom, all arranged off a central landing. The home is tastefully decorated throughout, making it ideal for those looking to move straight in and settle quickly.

Outside, the rear garden has been landscaped to offer a private and manageable outdoor space, with a combination of patio, lawn and planting. A driveway to the front provides off-street parking and leads to a single garage, offering valuable storage or potential for conversion.

About the area: Danescourt is a sought-after residential area in north-west Cardiff, known for its community feel, green surroundings and excellent transport links – with a local train station offering direct access to Cardiff Central. There are a number of well-regarded schools nearby, along with shops, cafés and parks, making this an ideal choice for families, professionals and downsizers alike.



**697.00 sq ft**

#### Entrance

Entered via a double glazed pvc front door, radiator, stairs to the first floor, door to living room.

#### Living Room

14'6" max x 11'6" expanding to 14'11"

Double glazed window to the front, radiator, recess for storage, square arch to the dining room.

#### Dining Room

8'7" x 10'2"

Double glazed window to the rear, radiator, door to the rear garden, archway to kitchen.

#### Kitchen

6'0" x 10'1"

Double glazed window to the rear, wall and base units with worktop over, a one and a half bowl sink and drainer with mixer tap, space for an electric cooker with cooker hood above, downlighters on wall units and cabinet lighting, space for fridge, space and plumbing for a dishwasher and a washing machine, radiator, tiled floor.

#### First Floor landing

Stairs rise up from the hall with a wooden handrail, access to the loft space, an airing cupboard with a Baxi gas combination boiler and a radiator.

#### Bedroom One

8'8" x 14'10" into recess

Double glazed window to the front, radiator, recess for wardrobe, built-in cupboard.

#### Bedroom Two

9'2" x 7'4"

Double glazed window to the rear, radiator.

#### Bedroom Three

7'7" x 7'3"

Double glazed window to the rear, radiator.

#### Bathroom

6'4" x 6'1"

Double obscure glazed window to the side, a P-shaped bath with plumbed shower over, w.c and wash hand basin, shaver point, heated towel rail, extractor fan, tiled walls and floor.

#### Rear Garden

Enclosed garden, decorative paved patio and lawn, mature shrubs and flower borders, cold water tap, gate to the side leading to the driveway.

#### Garage

A detached garage accessed from garden and up and over door to the front.

#### Front

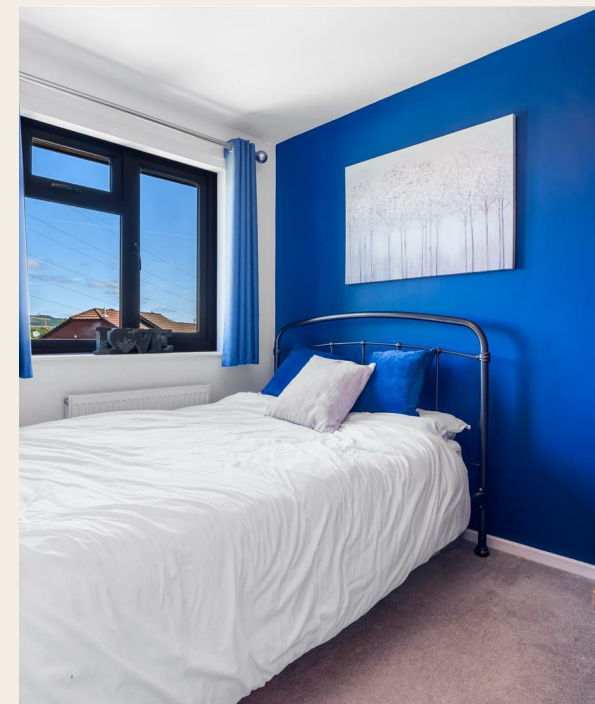
Driveway to the side and small front.

#### Disclaimer

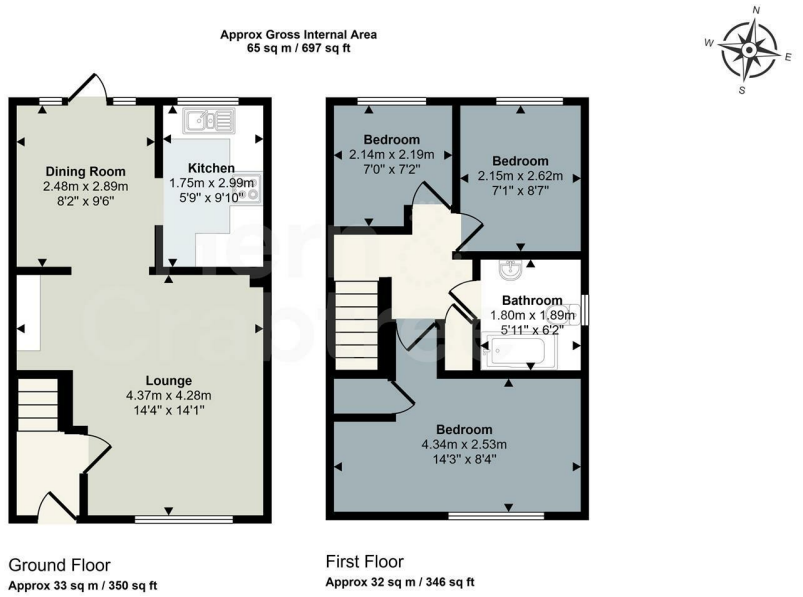
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

#### Tenure

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



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



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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (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                     |         |           |



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.