

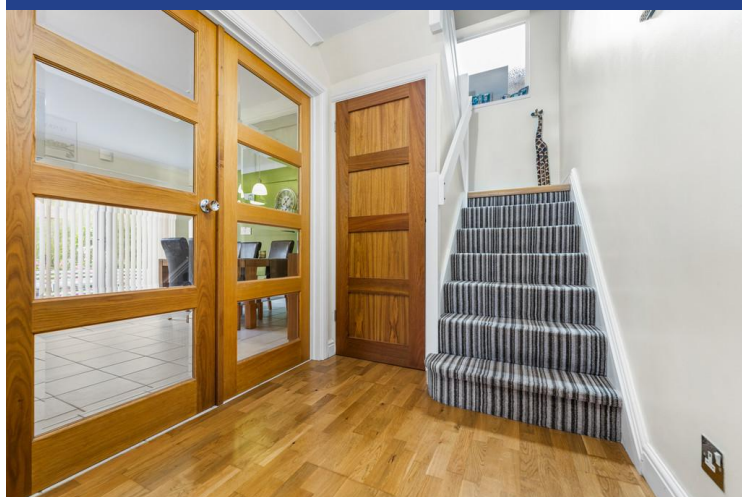
52 Herbert March Close, Danescourt, Cardiff, CF5 2TD



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Detached Property



Property Description

**** FOUR BEDROOM DETACHED ** BEAUTIFULLY PRESENTED ** LANDSCAPED GARDEN ** GARAGE **** A delightful detached family house in a desirable location being a short distance from local amenities and bus routes. Entrance hall, spacious bay fronted lounge, kitchen/ dining room, cloakroom. To the first floor there are four bedrooms, bedroom one with ensuite shower room and a separate family bathroom. Gas central heating. Attractive south westerly facing landscaped rear garden and driveway to front and garage. EPC Rating C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,200 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

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 public house, 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.

ENTRANCE

Entered via pressed concrete driveway to main side entrance.

HALLWAY

Entered via double glazed composite front door with matching side window into hallway. Oak wood flooring. Doors to lounge, WC and glazed double doors into kitchen/diner. Stairs to first floor with under stair storage cupboard. Column radiator.

LOUNGE

19' 0" x 11' 6" (5.81m x 3.53m)

An immaculately presented lounge with uPVC double glazed window and feature bay window overlooking the front garden. Two radiators. Oak wood flooring.

KITCHEN/DINING ROOM

18' 11" x 12' 6" (5.79m x 3.83m)

A well presented kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary oak work surfaces. Space for range cooker and American fridge/freezer. Integrated dishwasher and washing machine. Cupboard housing gas central heating boiler. Tiled flooring. Spotlights. uPVC double glazed window and French patio doors to rear. Radiator. Tiled flooring and splash backs.

CLOAKROOM

6' 9" x 2' 11" (2.06m x 0.89m)

Fitted with modern low level WC and wall mounted wash hand basin. Tiled flooring and splash backs. Ladder radiator. Spotlights.

FIRST FLOOR

LANDING

Doors to four bedrooms and family bathroom. uPVC double glazed window to side. Loft access with pull down ladder (part boarded).

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BEDROOM ONE

11' 9" x 9' 6" (3.60m x 2.91m)

uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator. Door to en-suite.

EN-SUITE

8' 4" x 2' 10" (2.55m x 0.88m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Tiled splash backs. Ladder radiator. Shaver point. uPVC double glazed window to side.

BEDROOM TWO

11' 10" x 10' 4" (3.61m x 3.15m)

A double bedroom with fitted wardrobes and desk to one wall. uPVC double glazed window to front. Radiator.

BEDROOM THREE

12' 9" x 6' 7" (3.90m x 2.01m)

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

11' 8" x 6' 7" (3.58m x 2.01m)

uPVC double glazed window to front. Radiator.

BATHROOM

8' 6" x 6' 0" (2.61m x 1.83m)

The suite includes low level WC, pedestal wash hand basin and fitted bath. Tiled splash backs. Laminate wood flooring. Spotlights. uPVC double glazed window to side. Ladder radiator. Airing cupboard.

OUTSIDE

REAR GARDEN

A South Westerly facing, landscaped rear garden laid with slate chippings, paved patio and two decked areas. Boundary fence and shrub borders. Outside tap and lighting. Gated side access to driveway. Pedestrian door into garage.

GARAGE

A single garage currently converted into storage room. Light and power.

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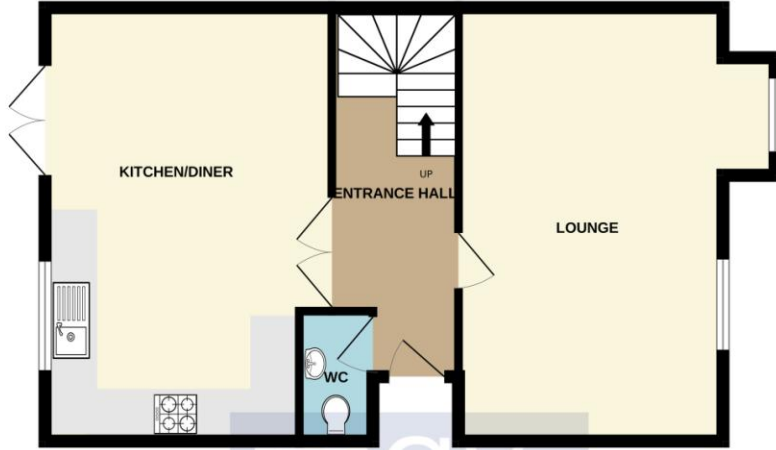


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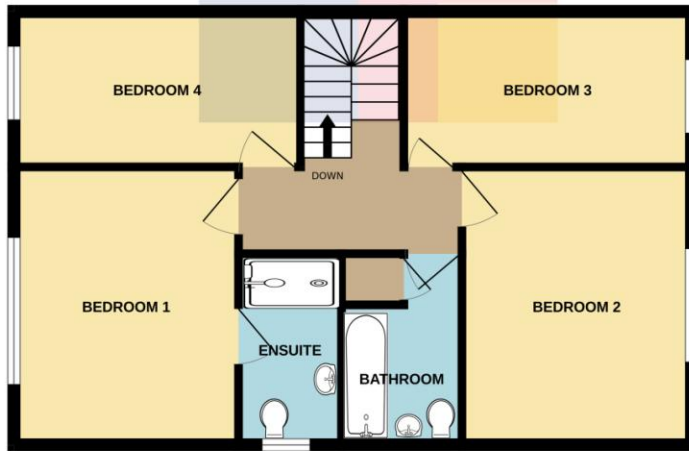


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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(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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