



33 HERBERT MARCH CLOSE

CARDIFF CF5 2TD

ASKING PRICE OF

£450,000



DETACHED PROPERTY



5



1



1



3

**** FIVE BEDROOM DETACHED FAMILY HOUSE OVER THREE FLOORS ** A**

spacious and well presented five good sized bedroom detached family house in the sought after area of Danescourt being a short distance from local amenities and transport links. Entrance hallway, cloakroom, spacious lounge, dining room, large conservatory, study or sitting room and neat fitted kitchen. To the first floor are four good sized bedrooms and a family bathroom. Continuing to the second floor is a large fifth bedroom with ensuite. Gas central heating, double glazing. Low maintenance paved patio rear garden, keyblock driveway to front. EPC Rating: C

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 HALLWAY

Approached via a uPVC double glazed entrance door leading to the spacious entrance hallway, staircase to first floor, understairs storage cupboard and radiator.

CLOAKROOM

Comprising low level wc, wash hand basin, tiled flooring, obscure glass window to front, tiled splashback, tiled flooring and radiator.

STUDY/SITTING ROOM

15' 4" x 7' 7" (4.69m x 2.32m)

Overlooking the entrance approach, a good sized reception being the converted former garage. Radiator.

KITCHEN

13' 1" x 8' 3" (4.00m x 2.54m)

Appointed along four sides in woodgrain effect panelled founts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with concealed cooker hood above, integrated oven below, matching range of eye level wall cupboards, concealed 'Potterton' gas central heating boiler, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, additional space for under counter freezer or

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,606 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

fridge, tiled splash back, tiled flooring, uPVC double glazed door to side, radiator and window to front. Serving hatch to dining room.

DINING ROOM

11' 8" x 9' 9" (3.56m x 2.99m)

A good sized family dining room with ample space for large family dining table, radiator and opening to lounge.

LOUNGE

15' 11" x 11' 2" (4.87m x 3.41m)

An excellent sized lounge with feature terrazzo hearth and back fire with wooden surround, inset electric fire, radiator and double opening french doors to conservatory.

CONSERVATORY

13' 1" x 9' 10" (4.00m x 3.00m)

A large uPVC conservatory with low level brick wall making for a useable space for further family dining or seating, ceiling light and fan, laminate flooring, radiator, power points and french doors to rear garden.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Door opening to staircase giving access to second floor.

BEDROOM ONE

14' 4" x 10' 11" (max) (4.37m x 3.33m)

Overlooking the rear garden, a good sized principal bedroom, range of fitted bedroom furniture, radiator.

BEDROOM TWO

12' 5" x 8' 6" (3.81m x 2.60m)

Aspect to front, a further double bedroom, storage over stairs with hanging rail, radiator.

BEDROOM THREE

11' 3" x 8' 11" (max) (3.45m x 2.72m)

Overlooking the rear garden, radiator, fitted bedroom furniture including, desk, drawers and eye level cupboards.



33 HERBERT MARCH CLOSE, , CARDIFF CF5 2TD

BEDROOM FOUR

9' 2" x 7' 0" (2.81m x 2.14m)

Aspect to front, a good sized fourth bedroom, radiator and airing cupboard housing the hot water cylinder with shelving.

FAMILY BATHROOM

7' 2" x 6' 2" (2.20m x 1.88m)

White suite comprising low level wc, vanity wash basin with storage below, wood panelled bath with 'Triton' shower above, wall tiling to splash back areas, obscure glass window to rear, radiator and electric shaver point.

SECOND FLOOR

LANDING

With door from first floor opening to full turning staircase leading to the second floor bedroom.

BEDROOM FIVE

18' 10" x 11' 8" (5.76m x 3.56m)

An excellent sized bedroom with velux windows to front and rear pitch, storage to eaves and door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, shower cubicle with 'Triton' shower, wall tiling to splash back areas, wall mounted electric heater and velux window to front pitch.

OUTSIDE

REAR GARDEN

A delightful westerly facing rear garden of low maintenance comprising mainly paved patio, borders of plants, shrubs and hedgegrow, timber storage shed, side path either side to front.

FRONT GARDEN

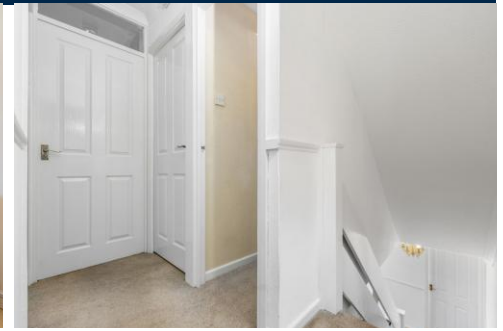
Large frontage composing area of lawn and keyblock paved driveway leading to front door.



33 HERBERT MARCH CLOSE, , CARDIFF CF5 2TD



33 HERBERT MARCH CLOSE, , CARDIFF CF5 2TD



33 HERBERT MARCH CLOSE, , CARDIFF CF5 2TD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK