

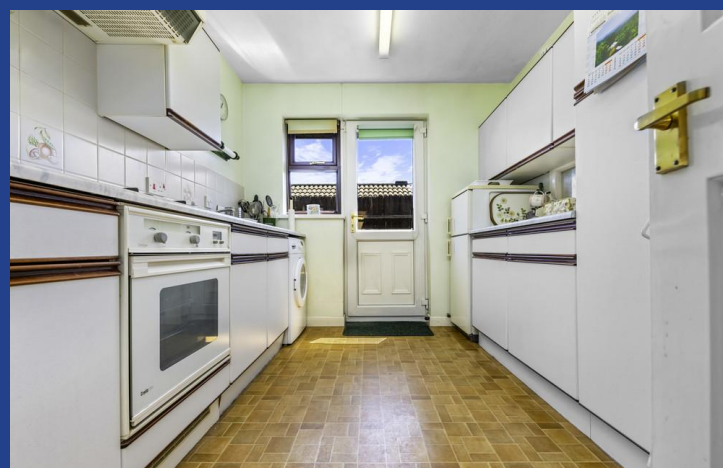
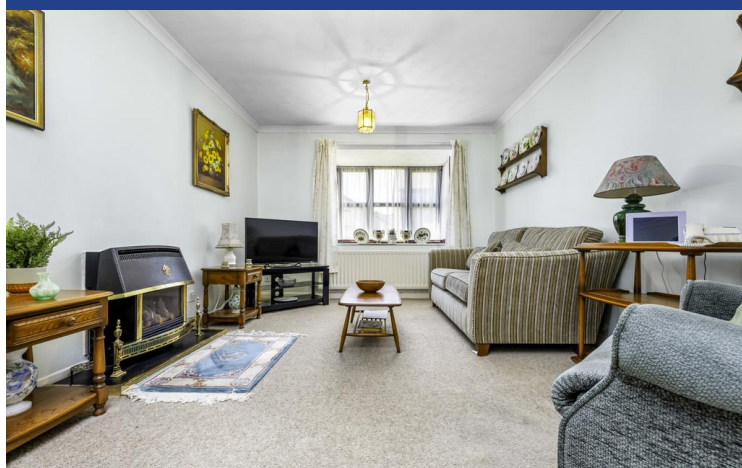
# 56 Buckley Close, Danescourt, Cardiff, CF5 2DG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Detached Bungalow

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# Property Description

**\*\* BRIGHT AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW \*\* NO CHAIN \*\*** A spacious and well presented three bedroom detached bungalow in the sought after area of Danescourt, close to amenities and transport links. Entrance hallway, spacious lounge, neat fitted kitchen, versatile dining room or bedroom with two additional bedrooms, family bathroom. Gas central heating, double glazed windows. Delightful paved patio and lawned rear garden. Long driveway to front. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 733 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

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.

## ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the L shaped hallway. Access to roof space. Airing cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

## LOUNGE

17' 5" x 10' 8" (5.31m x 3.27m)  
An excellent sized principal reception with deep silled bay window. Additional window to side. Feature fire place. Two radiators. Serving hatch to kitchen.

## BEDROOM THREE/DINING ROOM

13' 6" x 8' 11" (4.12m x 2.74m)  
A versatile room currently used as a dining room but potential to be used as a double bedroom, dependant on needs. Window to front. Radiator.

## KITCHEN

10' 8" x 8' 6" (3.27m x 2.60m)  
With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Tiled splash back. Service hatch to kitchen. Space for fridge freezer. Plumbing for washing machine. Door to side path. Radiator.

## BEDROOM ONE

10' 8" x 10' 0" (3.27m x 3.07m)  
Overlooking the rear garden, a good sized primary double bedroom. Fitted wardrobes to one side. Radiator.

## BEDROOM TWO

10' 4" x 6' 11" (3.15m x 2.13m)  
Enjoying views over the rear garden. Fitted wardrobe. Radiator.

## FAMILY BATHROOM

6' 5" x 5' 10" (1.98m x 1.78m)  
Comprising low level wc, wash hand basin, panelled bath with shower above. Tiled splash back. Obscure glass window to side. Radiator.

## OUTSIDE

### REAR GARDEN

A delight rear garden comprising large paved patio leading onto an area of lawn with inset shrubs and hedgerow to rear. Timber gate giving access to side.

### FRONT GARDEN

With area of lawn to front and long driveway to side.

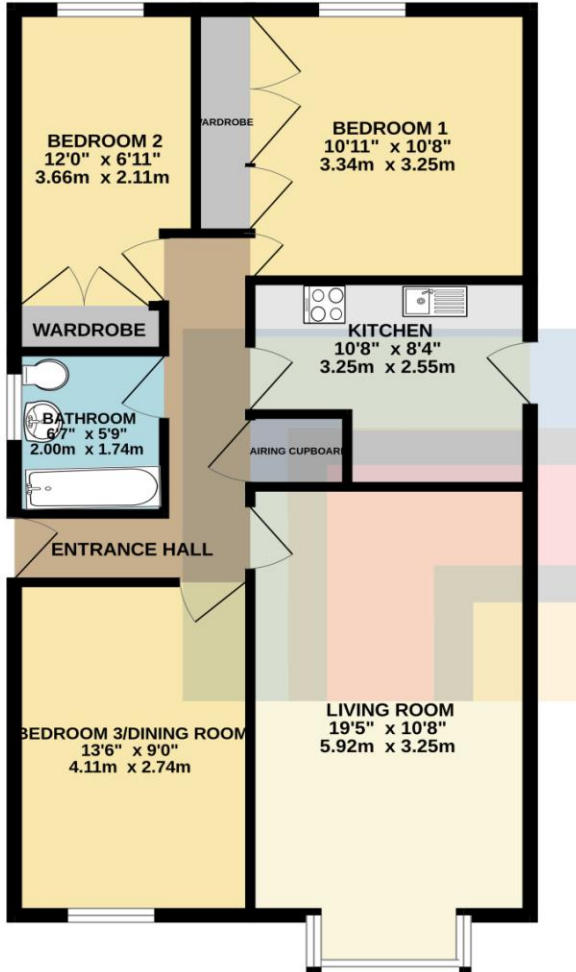


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GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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