



9 PECKHAM CLOSE
DANESCOURT
CARDIFF CF5 2SL

OFFERS IN EXCESS OF
£299,950



SEMI-DETACHED PROPERTY



3



1



2



2

**** 3 BEDROOM HOME ** SOUTH FACING
GARDEN ** DRIVEWAY ** NO CHAIN ****

Situated within a quiet cul-de-sac in Peckham Close, Danescourt is this well presented three bedroom semi-detached home. The accommodation briefly comprises; entrance hallway, lounge, dining room, kitchen and WC. To the first floor are three bedrooms and family bathroom. Outside are front and rear gardens with South facing aspect to rear. Driveway. EPC: C

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, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

ENTRANCE

Paved pathway and driveway to side. Laid to lawn. Gated access to rear garden.

HALLWAY

Entered via uPVC double glazed front door into hallway. Doors to lounge and WC. Radiator. Laminate wood flooring. uPVC double glazed window to side. Stairs to first floor.

LOUNGE

13' 3" x 12' 4" (4.04m x 3.76m)
uPVC double glazed window to front. Luxury vinyl tile (LVT) flooring. Radiator. Under stair storage cupboard. Opening to dining room

DINING ROOM

10' 11" x 7' 10" (3.33m x 2.39m)
uPVC double glazed French patio doors to rear. Luxury vinyl tile (LVT) flooring. Radiator. Opening to kitchen.

KITCHEN

10' 11" x 7' 7" (3.33m x 2.33m)
Fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 787 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

with gas hob and an extractor hood over. Integrated fridge/freezer. Space for washing machine and tumble dryer. Tiled flooring. uPVC double glazed window to side and external door to rear.

WC

4' 9" x 3' 0" (1.46m x 0.92m)

A modern WC and wash hand basin. Tiled flooring. Ladder radiator. uPVC double glazed window to side.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. uPVC double glazed window to side. Airing cupboard housing gas combination boiler. Loft access.

BEDROOM ONE

12' 11" x 8' 10" (3.95m x 2.71m)

uPVC double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM TWO

9' 0" x 8' 9" (2.75m x 2.69m)

Fitted wardrobes. uPVC double glazed window to rear. Radiator.

BEDROOM THREE

9' 6" x 6' 5" (2.92m x 1.97m)

uPVC double glazed window to front. Storage cupboard. Radiator.

BATHROOM

6' 8" x 6' 5" (2.04m x 1.96m)

A modern bathroom to include low level WC, vanity enclosed wash hand basin and panelled bath with mixer shower over. Fully tiled walls and floor. Ladder radiator. Spotlights. uPVC double glazed window to rear.

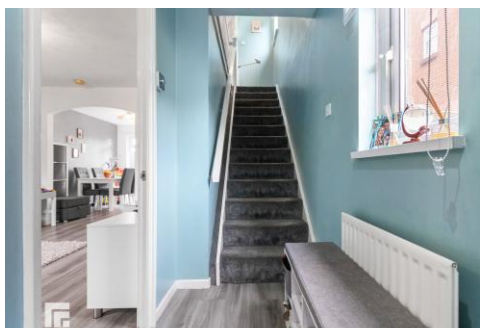
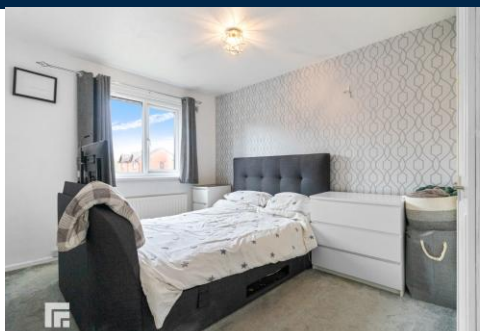
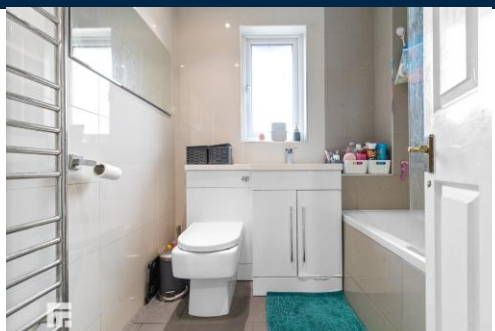
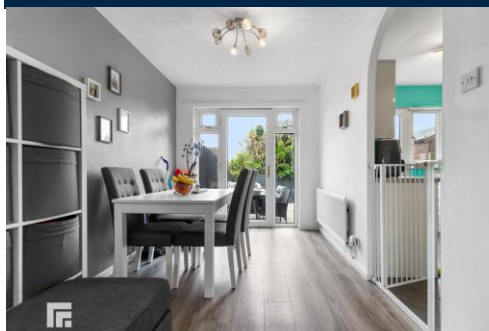
OUTSIDE

REAR GARDEN

A well presented, South facing rear garden with recently laid patio. Laid to lawn with two garden sheds. Boundary fence. Outside tap.



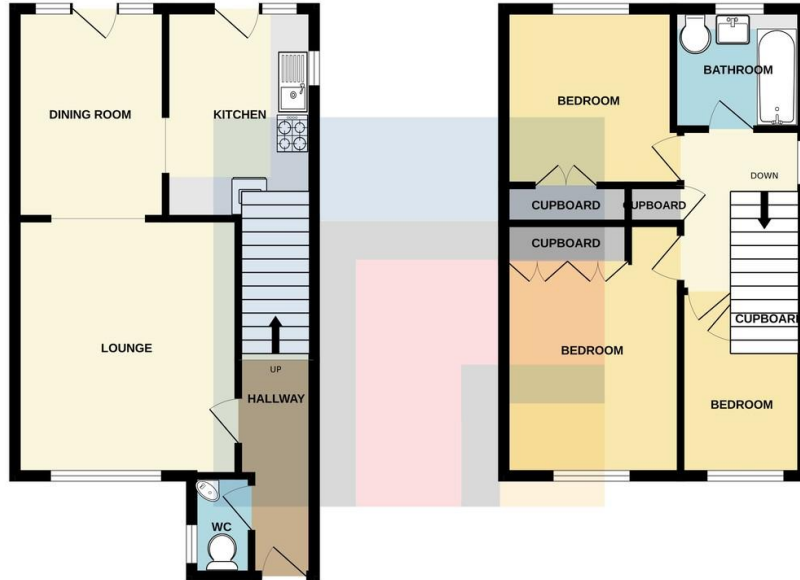
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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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 misstatement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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



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