



54 BUCKLEY CLOSE
DANESCOURT
CARDIFF CF5 2DG

ASKING PRICE OF
£380,000



DETACHED HOUSE



4



1



2



1

**** FOUR BEDROOM DETACHED PROPERTY ** DETACHED GARAGE ** NO CHAIN **** A good sized four bedroom detached family home situated in sought after area of Danescourt, being a short distance from many local amenities such as shops, doctors, dentist and pharmacy, also within walking distance of bus stops and train station. The property comprises of entrance porch, wc, spacious lounge, a good sized kitchen with ample space for dining table. To the first floor are four bedrooms, and family bathroom. Gas central heating. Gardens front side and rear. Detached garage. EPC Rating: D

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 composite upvc door. Doors to wc and lounge. Window to side.

CLOAKROOM

Sage Green suite comprising of low level wc and wash hand basin with splashback. Window to front. Radiator.

LOUNGE

16' 11" x 15' 5" (5.16m x 4.71m)
A good sized lounge with window to side. Electric fireplace. Two radiators.

KITCHEN

17' 0" x 12' 1" (5.19m x 3.70m)
A spacious kitchen with a range of base and eye level units appointed along two sides below laminate worktops. Inset 1.5 bow stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Space and plumbing for washing machine, dishwasher and drier. Tiled splashback. Ample space for family dining table. Windows to front and rear gardens. Upvc door to rear garden. Combi boiler. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1029 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via easy rising wooden staircase leading to communal landing area. Doors to all bedrooms and bathroom. Window to front. Door to airing cupboard. Loft access.

BEDROOM ONE

13' 1" x 10' 5" (3.99m x 3.20m)
A good sized primary bedroom with window to side. Integrated wardrobes. Radiator.

BEDROOM TWO

10' 6" x 8' 8" (3.21m x 2.65m)
A second bedroom, overlooking the rear garden. Integrated wardrobes. Radiator.

BEDROOM THREE

8' 8" x 6' 3" (2.65m x 1.91m)
Window to front. Radiator.

BEDROOM FOUR

10' 0" x 6' 3" (3.07 maxm x 1.91m)
Window to front. Integrated storage cupboard. Radiator.

FAMILY BATHROOM

7' 6" x 5' 6" (2.31m x 1.69m)
Family bathroom with white suite comprising of low level wc, wash hand basin, panelled bath with shower above and swivel glass shower screen. Full wall tiling. Obscured glass window to rear. Electric shaver point. Radiator.

OUTSIDE

FRONT AND SIDE GARDEN

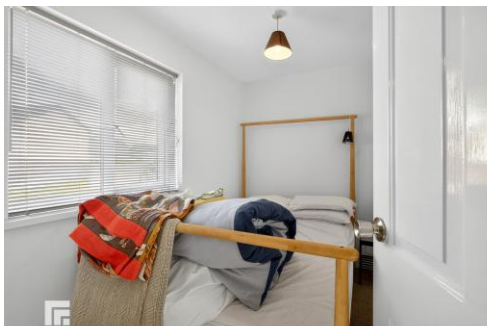
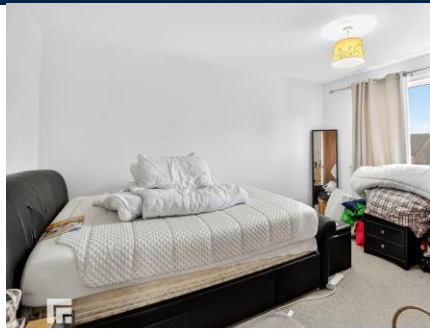
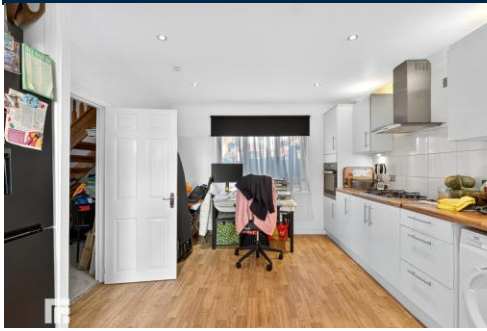
Area of lawn leading to driveway with ample space for two cars.

REAR GARDEN

A good sized garden bordered by a range of brick walls and wooden fencing. Patio slabs leading to lawn bordered by inset shrubbery.



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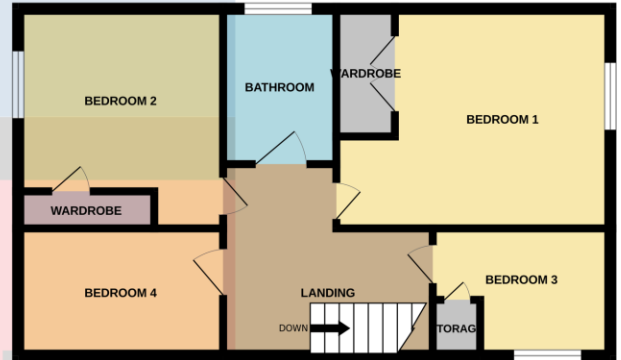


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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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