

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HERBERT MARCH CLOSE
DANESCOURT



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE FOYER

HALLWAY

LOUNGE

6.27m x 3.53m (20'7" x 11'7")

DINING ROOM

3.86m x 2.57m (12'8" x 8'5")

SERVERY

KITCHEN AREA ONE

2.51m x 2.24m (8'3" x 7'4")

KITCHEN AREA TWO

2.74m x 2.41m (9'32" x 7'11")

BREAKFAST AREA

2.51m x 1.63m (8'3" x 5'4")

CLOAKROOM/W.C.

1.80m x 1.30m (5'11" x 4'3")

OFFICE

3.51m x 2.51m (11'6" x 8'3")

MEZZANINE

2.41m x 2.08m (7'11" x 6'10")

SHOWER ROOM

2.11m x 1.04m (6'11" x 3'5")

FIRST FLOOR LANDING

BEDROOM WITH BALCONY

3.48m x 3.05m (11'5" x 10')

BEDROOM

3.66m x 3.63m (12' x 11'11")

BEDROOM

3.23m x 2.62m (10'7" x 8'7")

BEDROOM

2.64m x 2.62m (8'8" x 8'7")

BATHROOM

2.11m x 1.75m (6'11" x 5'9")

GARAGE

**FRONT GARDEN & DRIVEWAY
PARKING**

REAR GARDEN

COUNCIL TAX
Band F

TENURE

We have been advised by our seller client that the property is Freehold. Your legal representative will confirm this.

EPC
TBC



“ Located in a cul de sac is this lovely detached residence offering the buyer family sizes accommodation including four/five bedrooms (bedroom five potential is currently an office with a mezzanine level and shower room), two decent reception rooms and a good size kitchen/breakfast room. The property comes in at approximately 1428 SqFt which is a good size for the area. The property also benefits from front & rear gardens as well as driveway parking and a garage. ”

Comments by - Mr Julian Preston

HERBERT MARCH CLOSE

DANESCOURT, CF5 2TD - £475,000

 5 bedrooms  1 bathroom(s)  1428.00 sq ft

A good size detached family home located in Danescourt. This family size property is laid out over some 1427 SqFt of living space and features four double bedrooms, two reception rooms, converted office which could be used as a fifth bedroom, a good size kitchen/breakfast room, cloakroom and family bathroom. Further benefits of this good size property include garage and driveway as well as a good size rear garden.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer

Herbert March Cl, Danescourt, CRF

Main Building: Total Interior Area 1427.81 sq ft



Ground Floor

1st Floor

Office

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

