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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Kirton Close*

DANESCOURT

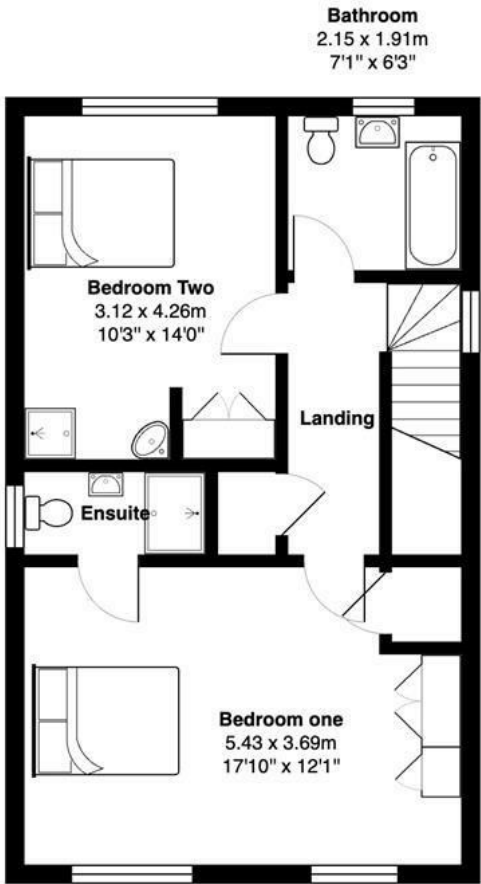
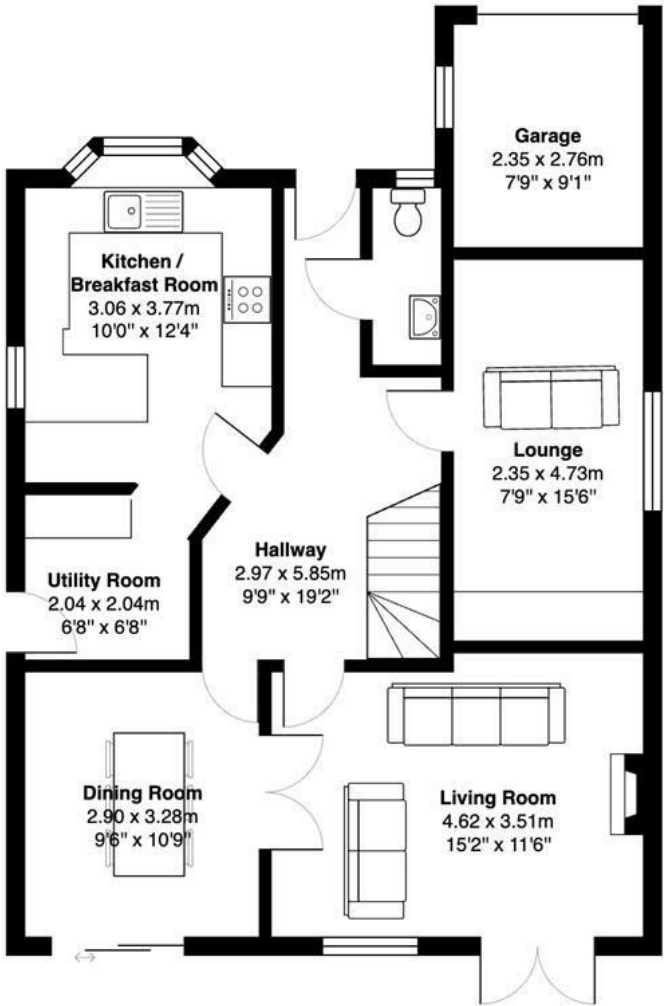


*Fantastic family home and rare to find such a large 2 bedroom detached family home in such a popular area. The house offers so much scope to extend or convert given its layout and plot size. This would be ideal for anyone looking to downsize given the size of the ground floor.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director  
  
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Kirton Close, Cardiff

Total Area: 127.1 m<sup>2</sup> ... 1368 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*We loved living here and had so many plans to make a three bedroom and extend further so really hope the next home owners enjoy the property as much as we did. It really is a rare house for the area and the driveway was a massive bonus.*

Comments by the Homeowner





# Kirton Close

*Danescourt, Cardiff, CF5 2NB*

Asking Price

**£400,000**



2 Bedroom(s)



3 Bathroom(s)



1368.00 sq ft



Contact our  
***Pontcanna Branch***  
02920 499680

Nestled in the charming area of Kirton Close, Danescourt, Cardiff, this delightful detached house offers a wonderful opportunity for those seeking a home with great potential. Built in 1990, this property boasts a generous living space of 1,368 square feet, making it ideal for both relaxation and entertaining.

The house features three well-proportioned reception rooms, providing ample space for family gatherings or quiet evenings in. With two comfortable bedrooms, this home is perfect for small families or couples looking for a peaceful retreat. The three bathrooms add convenience and comfort, ensuring that everyone has their own space.

One of the standout features of this property is the south-facing garden, which invites plenty of natural light and offers a lovely outdoor space for gardening, entertaining, or simply enjoying the sunshine. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go with ease.

Situated on the borders of Llandaff, Danescourt, and Fairwater, this home enjoys a prime location with access to local amenities, schools, and parks. The surrounding area is known for its friendly community and picturesque surroundings, making it an ideal place to settle down.

In summary, this detached two-bedroom house on Kirton Close presents a fantastic opportunity for those looking to create their dream home in a desirable location. With its spacious layout, potential for personalisation, and lovely outdoor space, this property is not to be missed.



|                                                                                                                                                                                              |                                                                                                                                                                       |                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Entrance Hallway 19'2" x 9'8" widest points (5.85m x 2.97m widest points)</b>                                                                                                             | <b>Bathroom 7'0" x 6'3" (2.15m x 1.91m)</b><br>Modemised by the current owners                                                                                        | Peter Lea Primary School<br><br>My English medium secondary catchment area is Cantonian High School |
| <b>WC</b>                                                                                                                                                                                    | <b>Bedroom Two 10'2" x 13'11" widest point (3.12m x 4.26m widest point)</b><br>Bednefits a shower, wash ahnd basin and built in cupboard                              | My Welsh medium primary catchment area is Ysgol Pencae                                              |
| <b>Lounge 7'8" x 15'6" (2.35m x 4.73m)</b>                                                                                                                                                   | <b>Garage 7'8" x 9'0" (2.35m x 2.76m)</b><br>The garage has been part converted to give an additional living space downstairs, but is still a great size for storage. | My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf                             |
| <b>Kitchen / Breakfast Room 10'0" x 12'4" (3.06m x 3.77m)</b>                                                                                                                                | <b>Garden</b><br>South facing garden with side access. Patio area and mature borders                                                                                  |                                                                                                     |
| <b>Utility 6'8" x 6'8" (2.04m x 2.04m)</b>                                                                                                                                                   | <b>Driveway</b><br>Driveway parking for multiple vehicles                                                                                                             |                                                                                                     |
| <b>Living Room 15'1" x 11'6" (4.62m x 3.51m)</b>                                                                                                                                             | <b>Tenure</b><br>We are informed by our client that the property is Freehold, this si to be confirmed by your legal advsior.                                          |                                                                                                     |
| <b>Dining Room 9'6" x 10'9" (2.90m x 3.28m)</b><br>Double doors lead to liiving room. Sliding doors to garden                                                                                | <b>Council Tax</b><br>Band - E                                                                                                                                        |                                                                                                     |
| <b>To the first floor</b>                                                                                                                                                                    | <b>School catchments</b><br>My English medium primary catchment area is                                                                                               |                                                                                                     |
| <b>Bedroom One 17'9" x 12'1" (5.43m x 3.69m)</b><br>Fantatsic master bedroom, given its size the current owners did look to split this into two bedrooms and make this a three bedroom home. |                                                                                                                                                                       |                                                                                                     |
| <b>Ensuite</b>                                                                                                                                                                               |                                                                                                                                                                       |                                                                                                     |





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

