

# 62 Herbert March Close

Danescourt | Cardiff | CF5 2TD

**Detached House | Offers In Excess Of £360,000**



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# PROPERTY DESCRIPTION

**\*\* DETACHED FAMILY HOME \*\* NO CHAIN \*\*** A delightful detached family house in a desirable location being a short distance from local amenities and bus routes. The property briefly comprises entrance hall, spacious bay fronted lounge, dining room, conservatory, sitting/playroom and kitchen. To the first floor there are four bedrooms, bedroom one with ensuite shower room and a separate family bathroom. Gas central heating. Attractive lawned rear garden and driveway to front. EPC Rating D.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 1,116 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a local shopping precinct, doctors and dentist surgeries, a child's play area, a public house, a train station and convenient bus routes. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

## ENTRANCE HALL

Approached via a upvc double glazed door with window to upper part leading to the entrance hallway, laminate flooring and radiator.

## LOUNGE

15' 3" x 15' 1" (4.65m x 4.62m) A good sized principal reception with bay fronted window overlooking the entrance approach, feature marble fireplace with inset electric fire, staircase to first flooring, radiator and opening to...

## DINING ROOM

9' 0" x 7' 6" (2.75m x 2.31m) Patio doors to the conservatory, radiator and serving hatch to kitchen.

## CONSERVATORY

9' 10" x 9' 3" (3.01m x 2.82m) A bright upvc double glazed conservatory enjoying full views of the rear garden, French doors to rear garden and radiator.

## SITTING/PLAYROOM

19' 5" x 7' 1" (5.92m x 2.18m) A delightful bay fronted reception, wall mounted electric fire, door to kitchen and radiator.

## KITCHEN

14' 1" x 9' 0" (4.30m x 2.75m) Appointed along three sides in units beneath worktop surfaces, inset stainless steel sink with side drainer, inset 4 ring gas hob with cooker hood above and oven below, plumbing for washing machine, space for fridge freezer, breakfast bar area, two windows to rear, door to rear garden, a wall mounted Worcester combination gas central heating boiler and radiator.

## FIRST FLOOR

### LANDING

Approached via a quarter full turning staircase leading to the central landing area, access to roof space and two large storage cupboards.

### BEDROOM ONE

15' 2" x 6' 3" (4.63m x 1.92m) A bright principal bedroom with window to front, vaulted ceiling and radiator. Door to ensuite.

### EN-SUITE SHOWER ROOM

White suite comprising low level W.C, wash hand basin, shower cubicle, obscure glass window to rear and radiator.

### BEDROOM TWO

12' 11" x 8' 6" (into wardrobe) (3.95m x 2.61m) Overlooking the entrance approach, a second double bedroom, wardrobe with sliding mirrored fronts, laminate flooring and radiator.



**BEDROOM THREE**

9' 2" x 8' 6" (2.81m x 2.60m)

Aspect to rear, a third double bedroom, laminate flooring and radiator.

**BEDROOM FOUR**

6' 7" x 6' 4" (2.03m x 1.94m)

Aspect to front, fitted wardrobe and radiator.

**FAMILY BATHROOM**

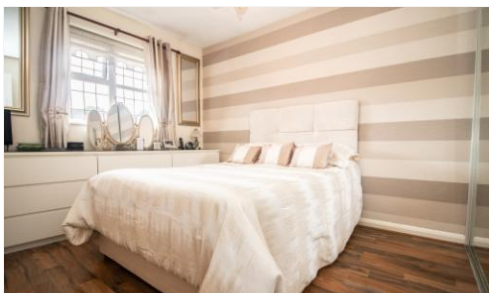
6' 3" x 5' 5" (1.91m x 1.67m)

Comprising low level W.C, wash hand basin, panelled bath with shower above, wall tiling to splash back areas, obscure glass window to rear, tiled flooring and radiator.

**OUTSIDE**

**REAR GARDEN**

Attractive rear garden comprising large area of lawn leading to a rear decked relaxation area, inset neat borders of plants and shrubs.

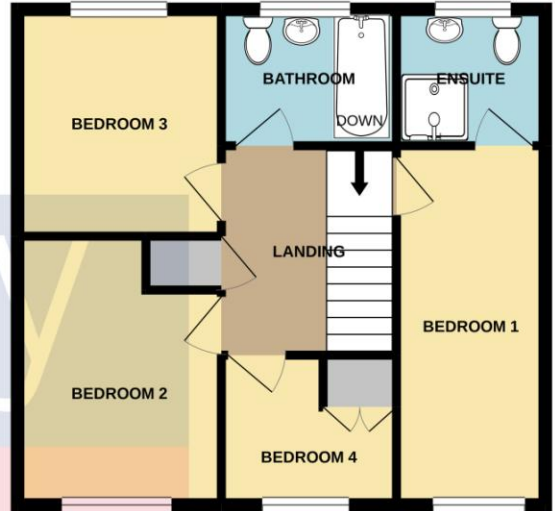


# FLOORPLANS

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

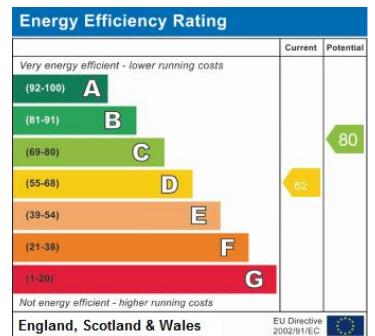


1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.6 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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