

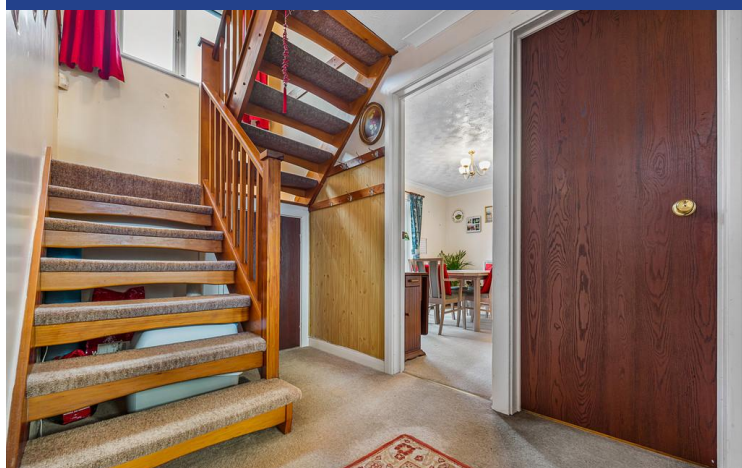
# 36 Timothy Rees Close, Danescourt, Cardiff, CF5 2RH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£450,000**



Four Bedroom Detached

4

3

3

2

# Property Description

\* NEWLY FITTED SOLAR PANELS & BATTERY \*  
FOUR DOUBLE BEDROOM DETACHED \*\* LARGE PLOT \*\* DEATCHED GARAGE \* A well presented four double bedroom detached family home situated on a large plot in the popular area of Danescourt being a short distance from many local amenities such as shops, doctors, dentist & pharmacy, also within walking distance of bus stops and train station. Entrance porch and hallway, cloakroom/WC, spacious lounge, dining room with patio doors to rear garden, modern fitted kitchen. To the first floor there are four double bedrooms with a modern principle en suite and modern family bathroom. Gas central heating (New boiler fitted, approx. 1 year old). Gardens front, side & rear, large driveway to front. Detached garage. EPC Rating: tbc

Tenure Freehold

Council Tax Band E

Floor Area Approx 1170 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, within walking distance of a train station and convenient bus routes as well as a short distance from cycle routes, the Taff Trail & Radyr Woods. The area also boasts its own excellent primary school and also falls within the Radyr comprehensive catchment area.

## ENTRANCE PORCH

Approached via a upvc double glazed front door with windows to upper part, tiled flooring.

## ENTRANCE HALL

13' 10" x 5' 9" (4.22m x 1.77m)

Approached via a wood panelled front door leading to the spacious entrance hallway, open tread staircase with spindle banister leading to first floor, understairs storage cupboard and radiator.

## CLOAKROOM

Modern white suite comprising low level W.C, vanity wash basin with storage below, full wall tiling, tiled flooring and heated towel rail.

## LOUNGE

19' 7" x 11' 11" (5.97m x 3.64m)

An excellent sized principle reception with deep silled bay window to front and large picture window overlooking the rear garden, modern electric feature fireplace (to be fitted), two radiators.

## DINING ROOM

12' 10" x 9' 1" (3.92m x 2.77m)

A good sized family dining with serving hatch to kitchen, French doors to rear garden and radiator.

## KITCHEN

12' 8" x 10' 3" (3.88m x 3.13m)

Modern fitted kitchen well appointed along three sides in high gloss fronts with chrome bar handles beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset 4 ring gas hob with concealed cooker hood above, integrated double oven, integrated fridge freezer with matching front, space for washing machine, space for dishwasher, matching range of eye level wall cupboards, upvc door to side, wall tiling to splashback areas, quality tiled flooring, recessed spotlights, concealed Worcester combi gas central heating boiler (Fitted 2022) and window overlooking entrance approach.

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## FIRST FLOOR

### LANDING

Approached via a full turning staircase with open tread stairs leading to the central landing area. Part border roof space with lighting accessed via retractable ladder, window to rear.

### BEDROOM ONE

12' 2" x 10' 0" (3.72m x 3.07m)

Overlooking the entrance approach, a good sized principle double bedroom, radiator and door to ensuite.

### EN-SUITE SHOWER ROOM

Modern white suite comprising low level W.C, vanity wash basin with storage below, shower cubicle with twin head chrome shower, full wall tiling, recess spotlights, window to front and chrome heated towel rail.

### BEDROOM TWO

12' 2" x 10' 8" (max)(3.72m x 3.26m)

Overlooking the lawned front garden, a second double bedroom with open wardrobe space with hanging and shelving, laminate flooring and radiator.

### BEDROOM THREE

12' 2" x 7' 1" (3.71m x 2.18m)

Overlooking the delightful rear garden, a third double bedroom, laminate flooring and radiator.

### BEDROOM FOUR

13' 0" x 7' 1" (3.98m x 2.17m)

Aspect to rear, a fourth double bedroom, built in wardrobe with hanging rail and radiator.

### FAMILY BATHROOM

8' 11" x 6' 3" (2.73m x 1.93m)

Modern family bathroom comprising low level wc, vanity wash basin with storage below, p-shaped bath with 'triton' shower above, tiled flooring with underfloor heating, full wall tiling, window to front, radiator and airing cupboard with radiator.

## OUTSIDE

### FRONT GARDEN

Area of lawn and large driveway leading to garage.

### REAR AND SIDE GARDEN

Large area of lawn enclosed by timber fencing, paved patio area, outside water tap. Two storage sheds.

### GARAGE

Detached single garage with up and over access door, power and lighting

### SOLAR PANELS

The property benefits from newly fitted and owned solar panels along with a power storing battery.

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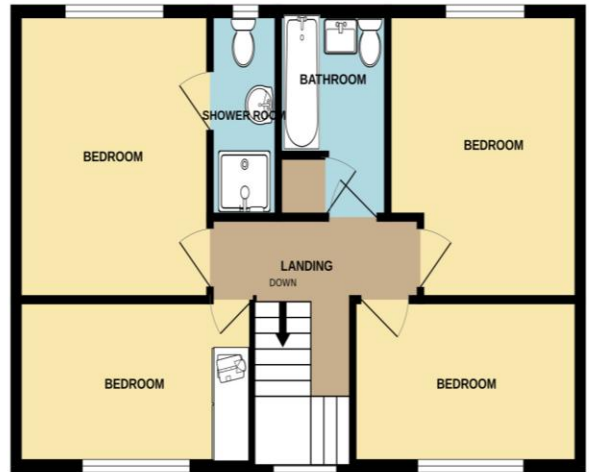


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GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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