

# 48 Timothy Rees Close, Danescourt, Cardiff, CF5 2AU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£285,000**



Semi-Detached House

3

1

1

1

# Property Description

**\*\* WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN DANESCOURT \*\* GARAGE**

\*\* MGY are pleased offer this three bed semi-detached home conveniently located in the heart of Danescourt, close to all local amenities. The property briefly comprises; hallway, lounge and kitchen/diner. To the first floor are three bedrooms and family bathroom. The property benefits from an enclosed, spacious rear garden with driveway and single garage to the front. EPC Rating C

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 719 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

Entered via driveway with steps down to the front door. Mature hedge, shrub and flower borders.

## HALLWAY

Entered via obscure double glazed door. Radiator. Stairs to first floor. Door to lounge.

## LOUNGE

11' 7" x 14' 6" (3.546m x 4.424m)  
uPVC double glazed window to front. Radiator. Feature and decorative fireplace and surround. Understairs storage cupboard. Open to kitchen/diner.

## KITCHEN/DINER

14' 10" x 10' 2" (4.530m x 3.110m)  
uPVC double glazed window to rear, plus uPVC double glazed patio doors to rear garden. A modern fitted kitchen with a range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, hob and extractor hood over. Integrated fridge/freezer. Space for washing machine. Space for table and chairs. Radiator.

## FIRST FLOOR

### LANDING

Storage cupboard with shelving. Access to loft space with pull down ladder, part boarded with light, also housing combi boiler. Doors to three bedrooms and bathroom.

### BEDROOM ONE

14' 10" (max) x 8' 10" (4.540m x 2.709m)  
uPVC double glazed window to front. Radiator. Storage cupboard with shelving.

### BEDROOM TWO

9' 1" x 7' 4" (2.775m x 2.260m)  
uPVC double glazed window to rear. Radiator.

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## BEDROOM THREE

7' 3" x 7' 8" (2.210m x 2.343m)

uPVC double glazed window to rear. Radiator.

## BATHROOM

6' 4" x 5' 5" (1.955m x 1.674m)

uPVC obscure double glazed window to side.

Panelled bath with shower over and shower screen.

Low level wc. Pedestal wash hand basin. Heated

towel radiator. Part tiled walls. Tiled floor.

## OUTSIDE

### REAR GARDEN

Enclosed rear garden with paved patio area. Laid to lawn and decked seating area to rear. Mature shrub and flower borders. Outside tap. Access to front of property via side gate.

## GARAGE

Single garage with up and over door. Power and light.

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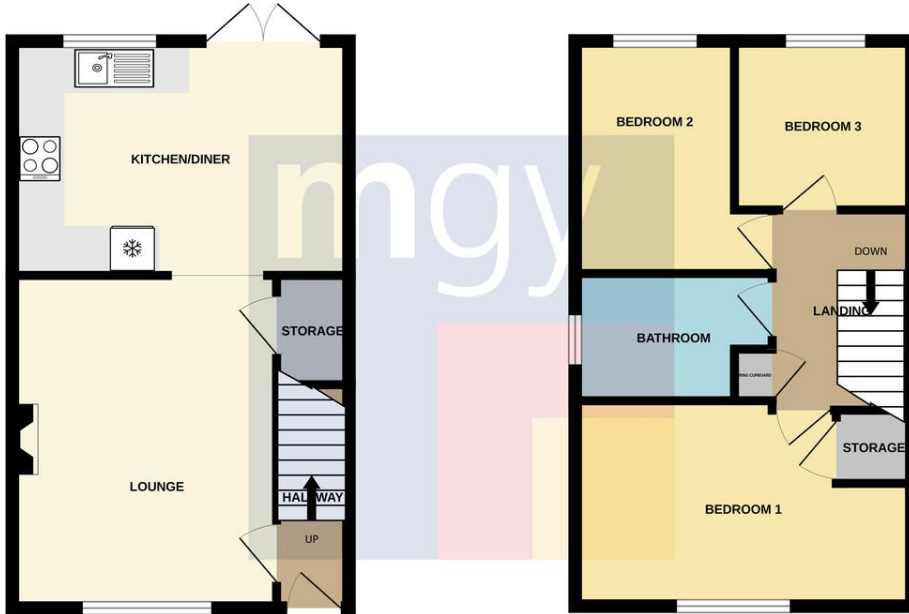
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GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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		88   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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