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## Detached Four Bedroom

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

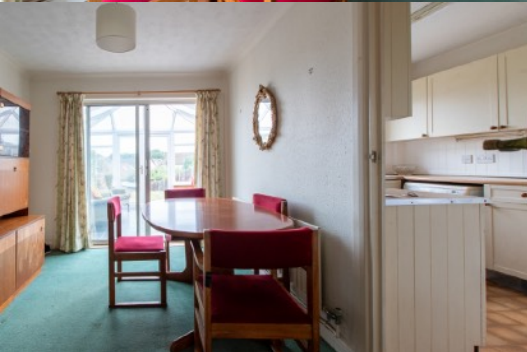
FOUR BEDROOMS DETACHED HOUSE | EASY COMMUTING | IDEAL FAMILY HOME | NEEDS UPDATING  
EXCELLENT SCHOOL CATCHMENT | CLOSE TO LOCAL AMENITIES | VIEWING RECOMMENDED  
POTENTIAL TO EXTEND | GARAGE WITH OFF ROAD PARKING  
NO ONWARD CHAIN



Guide Price £400,000



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Move2here are pleased to present to the market This detached family home that won't be around for long, offered to the market with NO ONWARD CHAIN! The property is in need of some renovation and updating, which is why the property is offered to the market at a very competitive price point. The property consists of both garage and off road parking, along with front and rear gardens, two reception rooms, kitchen, conservatory, downstairs wc, family bathroom, four bedrooms and plenty of room to extend both to the side and rear! - DONT MISS YOUR CHANCE TO VIEW - CALL US NOW!

Yes this property does need some renovation, but this could be the PERFECT family home for you!

This four bedroom detached property, situated in a sought after location of Danescourt. DON'T WAIT AROUND, CALL NOW TO ARRANGE YOUR VIEWING!!

Danescourt is a sizable residential estate located in the northwest of Cardiff, within the Llandaff electoral ward. Once one of the largest private housing developments in Europe, construction of Danescourt began in the mid-1970s and extended through to the early 1990s. Today, it stands as a well-established community, offering a mix of homes and local amenities.

**Location.** Situated in a sought-after location. This is a generous sized plot and being only a short distance from Llandaff village and Danescourt railway station, it provides easy access to Cardiff city centre. With great road links the property is ideally located, benefiting from main bus routes into the city centre and surrounding areas. The suburb of Danescourt is approximately 4 miles north west of Cardiff city centre. Amenities include a local shop, doctors surgery, pharmacist, a well regarded local primary school and sought after secondary school (Radyr Comprehensive) The village is also within the catchment area for other well regarded secondary schools, namely Bishop Of Llandaff High School, Ysgol Glantaf and Ysgol Plasmawr. For the commuter, it is only a short drive from the M4 junctions 32 or 34, Danescourt train station is very close with regular bus services too. The property offers ideal family accommodation and must be viewed to fully appreciated. Internal viewing is highly recommended.

**Tenure.** We have been advised that this property is Freehold although this should be verified by the purchasers.

## Accommodation comprises

**Entrance Porch:** Entered Via a UPVC door, wood effect flooring, access to hall.

**Hall:** A welcoming entrance with a glazed door leading to the sitting room and an additional door to the cloakroom.

**Downstairs WC:** A two-piece suite comprising low level w.c. and wash hand basin. Radiator and obscured window to the side. Laminate flooring.



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**Living Room:** A bright and spacious reception room, filled with natural light from the double-glazed front window and a side window. The room boasts a charming pine fire surround and includes two radiators. This room offers the ideal environment for the whole family to unwind and relax in. Under stairs storage cupboard, double doors to dining room.

**Dining Room:** A versatile space with a door to the kitchen, a radiator, and double-glazed sliding doors leading to the conservatory. Ideal for entertaining your guests and family on those special occasions. Fitted cream carpet, Door through to...



**Conservatory:** An excellent additional living area constructed from double-glazed units on cavity brickwork with a gabled translucent roof. Double-glazed doors lead directly into the garden, and the room features a ceramic tiled floor.

**Kitchen:** Well-appointed with base and wall units with complementary work surfaces over, and a stainless steel sink. Space is provided for an electric cooker, and the kitchen is plumbed for both a washing machine and dishwasher. A gas-fired condensing central heating boiler is mounted on the wall. The kitchen includes fluorescent lighting, a window, and a part-glazed door to the side and rear garden.



**First Floor:** Stairs rise from the living room. The landing features a double-glazed window, access to the part-boarded loft, and a storage cupboard. Doors lead to:

**Bedroom One:** uPVC double glazed window to the front aspect. Panelled radiator. Plastered ceiling. Carpet flooring. Ample space for all your storage needs with built in wardrobes. This peaceful room provides the ideal place to relax and recharge your batteries.

**Bedroom Two:** Having a picture window encapsulating the views of the rear garden, with space for a wardrobe, plus other storage. Panelled radiator. Carpet flooring. Plastered ceiling. Light switch. Power points. A perfect teenage bedroom.

**Bedroom Three:** With a similar aspect to master bedroom through uPVC double glazed window to the front, this good size single bedroom offers plenty of space. Radiator.

**Bedroom Four:** A cozy single bedroom featuring a built-in cupboard and a double-glazed window overlooking the front garden. This front aspect bedroom offers a fourth bedroom is ideal as a child's or guest bedroom or, as it is currently used, a home office/study. Radiator.



**Bathroom:** Wet Room fitted with electric shower and pedestal wash hand basin. Tiled walls. Obscured uPVC double glazed window to side. Low level WC. Radiator.



**VIEWING -** Strictly by appointment with the agents.  
**Council Tax -** Band E  
**E P C -** Awaiting new Certification

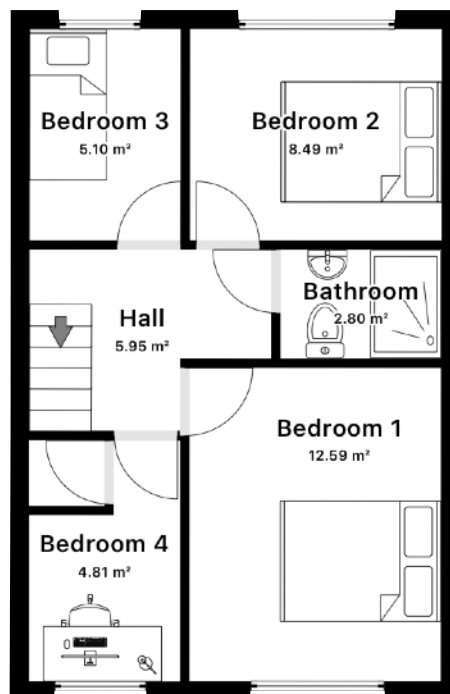
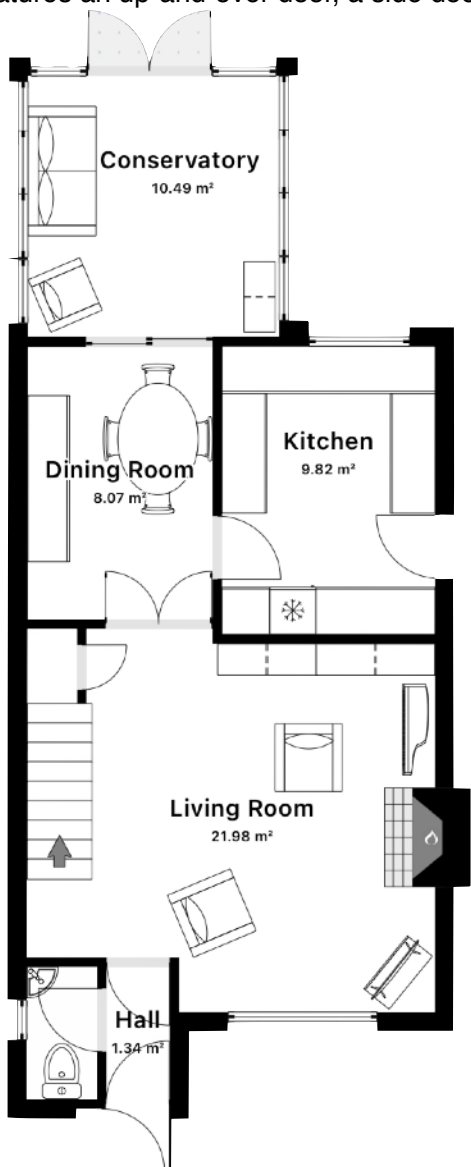
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**To the front:** Path to front door and protected from the road by a well established hedge. Laid to lawn and well established trees and shrub beds, side gate to rear. There is also a double-width paved drive that extends along the north side of the house, leading to a space behind the garage ideal for a timber shed.

**To the rear:** The delightful rear garden is elevated, featuring a level lawn bordered by mature trees and shrubs, fenced boundaries, and a cold water tap. A private, rear garden with a patio stretching across the rear of the property is the ideal location for summer barbecues & 'al fresco dining'. Both side gates provide access to the front, with space for storage of those pesky refuse bins alongside the property. Leaving the rest of the garden laid with lawn and established shrubbery. With such a large garden you're guaranteed the sun all day!

**Garage:** Constructed with brick elevations and a pitched tiled roof matching the house, the single-size garage features an up-and-over door, a side door, and a window.



## Floor plan

### Room Dimensions

Porch

2'7" x 2'7" (0.80m x .80m)

Hallway

2'7" 5'6" (0.80m x 1.68m)

Downstairs WC

2'11" x 5'6" (0.90m x 1.68m)

Living Room

16'11" x 15'3" (5.16m x 4.66m)[max]

Dining Room

7'8" x 11'4" (2.34m x 3.45m)

Kitchen

8'10" x 12'0" (2.69m x 3.65m)

Conservatory

10'5" x 11'8" (3.18m x 3.55m)

### First Floor

Bedroom One

10'5" x 13'0" (3.18m x 3.95m)

Bedroom Two

10'5" x 8'9" (3.18m x 2.67m)

Bedroom Three

6'3" x 8'9" (1.91m x 2.67m)

Bedroom Four

6'3" x 10'0" (1.91m x 3.05m) [max]

Bathroom

6'8" x 4'6" (2.03m x 1.36m)

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