



**54 TIMOTHY REES CLOSE**  
DANESCOURT  
CARDIFF CF5 2AU

ASKING PRICE OF  
**£415,000**



DETACHED PROPERTY



**4**



**2**



**3**



**2**

**\*\*DETACHED PROPERTY\*\*FOUR BEDROOMS\*\*SOUGHT AFTER AREA OF DANESCOURT\*\*GARAGE AND DRIVEWAY\*\*** A spacious four bedroom, detached family home in the sought after area of Danescourt. Entrance hallway, WC, spacious lounge, kitchen, dining room, utility room and second sitting room. To the first floor; principal bedroom with en-suite, two further double bedrooms, family bathroom and fourth bedroom. Outside; flat rear garden. Single garage and driveway. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1249 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

#### ENTRANCE

##### ENTRANCE HALLWAY

5' 4" x 2' 8" (1.64m x 0.83m)

Entered via a solid wood door; radiator. Doors to lounge and WC.

##### CLOAKROOM

4' 10" x 3' 1" (1.48m x 0.94m)

White suite; low level WC, corner wash hand basin with twin chrome tap, chrome heated towel rail. Tiled splashbacks. Window to side.

##### LOUNGE

15' 5" x 12' 10" (4.70m x 3.93m)

Spacious family lounge with quality wood effect laminate flooring. Two radiators. Staircase to first floor. uPVC window to front. Archway leading to dining room.

##### DINING ROOM

11' 5" x 7' 7" (3.49m x 2.33m)

Ample space for dining table, radiator. Sliding patio doors to rear. Archway through to kitchen.

##### KITCHEN

10' 9" x 7' 5" (3.30m x 2.28m)

Modern cream high gloss kitchen; low and eye level cupboards beneath wood effect laminate worktops. 1.5 bowl stainless steel sink with chrome mixer tap and side drainer, integrated induction hob, low level oven/grill and extractor hood, integrated fridge freezer. Tiled flooring and splashbacks. Archway leading through to second sitting room.

##### SITTING ROOM

14' 1" x 9' 8" (4.30m x 2.96m)

A versatile room currently being used as a second reception room. Laminate flooring, radiator. Window to side. Two sets of double French doors opening into the garden. Door leading to utility room

##### UTILITY ROOM

8' 0" x 7' 1" (2.46m x 2.16m)

Appointed along two sides, low level cupboards, black 1.5 composite sink with chrome mixer tap, space for washing machine, space for dryer. Radiator. Integral door leading to garage.

##### FIRST FLOOR

##### LANDING

Landing area with cupboard housing 'Worcester' combi boiler. Access to part boarded lift space with drop down ladder and light. Doors to all rooms.



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## BEDROOM ONE

11' 11" (max)x 10' 11" (to wardrobes)(3.65m x 3.33m)

A good sized principal bedroom with built in modern, sliding door wardrobes. Built in storage cupboard. Radiator. uPVC window to front. Door to en-suite

## GARAGE

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

## ENSUITE

7' 0" x 6' 11" (2.14m x 2.13m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, corner shower cubicle with dualheaded chrome shower and glass doors. Chrome heated towel rail. Shaving point. Obscured glass window to front.

## BEDROOM TWO

14' 0" x 8' 0" (4.27m x 2.46m)

A spacious second double bedroom. Radiator. uPVC window to front

## BEDROOM THREE

8' 11" x 8' 11" (2.74m x 2.72m)

A third double bedroom. Built in sliding door wardrobes. Radiator. uPVC window to rear.

## BEDROOM FOUR

8' 9" x 8' 0" (2.68m x 2.46m)

A fourth bedroom. Radiator. Window to rear.

## FAMILY BATHROOM

6' 0" x 6' 0" (1.85m x 1.85m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and hand shower. Tiled walls and flooring, uPVC obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

Rear Garden Bordered by a timber fence, a flat garden. Lawn, patio and decking area. Enclosed seating area with timber fence/gates. Outside light. Additional side patio with timber gate for access.

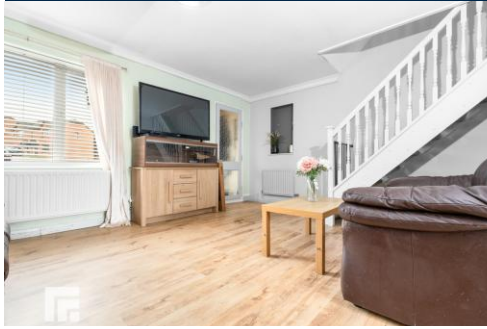
### FRONT

Front garden with stone area. Driveway with parking for one vehicle. Outside tap. Timber gate to side for access to rear garden.



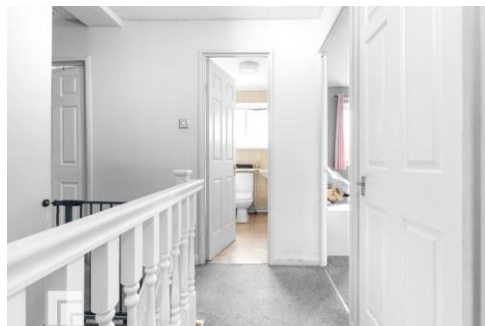


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TOTAL FLOOR AREA : 1249 sq.ft. (116.1 sq.m.) approx.

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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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