

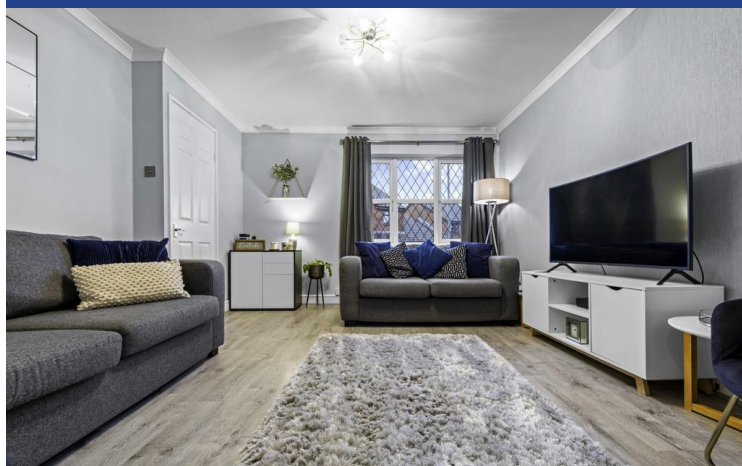
# 5 Peckham Close, Cardiff, CF5 2SL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£450,000**



Detached House



# Property Description

**\*\* EXTENDED FIVE BEDROOM DETACHED \*\* OPEN PLAN KITCHEN AND FAMILY ROOM \*\*** A beautifully presented five bedroom detached family home in the sought after area of Danescourt. Entrance hallway, cloakroom, lounge, open plan kitchen, dining and family room with folding doors to the rear garden. To the first floor are five bedrooms, principal bedroom with ensuite bathroom and a separate family bathroom. Gas central heating. Paved and lawned rear garden. Driveway to front and garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1306 sq ft**

**Viewing Arrangements  
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, train station and convenient bus routes. The area also boasts its own excellent primary school and falls within the catchment area for Radyr Comprehensive School.

## ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the hallway. Staircase to first floor. Quality laminate flooring. Two radiators. Window to side.

## CLOAKROOM

White suite comprising of low level WC, wash hand basin. Obscured glass window to side. Radiator.

## LOUNGE

13' 3" x 12' 4" (4.06m x 3.77m)

Overlooking the entrance approach, a good sized principal reception. Quality laminate flooring. Under stairs storage cupboard. Radiator. Double doors opening to kitchen/dining and family room.

## KITCHEN/DINING/FAMILY ROOM

24' 9" x 17' 7" (7.56m x 5.37m)

An exceptional open plan kitchen/dining and family

room. The kitchen is well appointed along two sides in navy finish panelled fronts with chrome bar handles, beneath worktop surfaces. Inset 1.5 bowl ceramic sink with side drainer. Inset five ring gas hob with oven below and curved glass cooker hood above. Space for fridge freezer, plumbing for washing machine. Matching range of eye level wall cupboards. Delightful bay fronted window and additional rear window. Worktop breakfast bar. Tiled flooring to kitchen area. A large open plan dining and family room with tri folding doors to the rear. Two velux windows to rear pitch. Quality LVT flooring. Two radiators.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Airing cupboard with combi gas central heating boiler. Window to front.

### BEDROOM ONE

12' 9" x 8' 1" (3.91m x 2.48m)

Aspect to rear, a good sized principal bedroom. Radiator. Door to ensuite.

# 5 Peckham Close, Cardiff, CF5 2SL

## ENSUITE BATHROOM

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower above. Tiled splashback. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

12' 11" x 8' 11" (3.96m x 2.72m)  
Overlooking the front garden, a second double bedroom. Fitted wardrobes to one side. Radiator.

## BEDROOM THREE

11' 0" x 9' 1" (3.37m x 2.79m)  
Overlooking the delightful lawned rear garden, a third double bedroom. Radiator.

## BEDROOM FOUR

10' 4" x 8' 2" (3.15m x 2.50m)  
Aspect to front, a further good sized bedroom. Radiator.

## BEDROOM FIVE

9' 7" x 6' 5" (2.93m x 1.96m)  
Aspect to front. Radiator.

## FAMILY BATHROOM

6' 2" x 6' 1" (1.88m x 1.87m)  
White suite comprising low level wc, wash hand basin, panelled bath with chrome shower above. Swivel shower screen. Tiled splash back. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

Enjoying a westerly aspect. Paved patio leading onto an area of lawn with plant and shrubs to borders. Rear access to garage.

### FRONT GARDEN

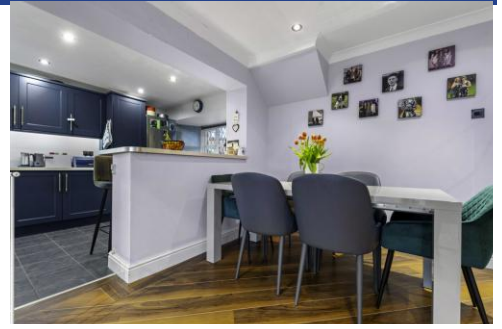
Lawned front. Area of slate chippings. Driveway leading to garage.

### GARAGE

With up and over access door. Pedestrian door to rear.



5 Peckham Close,  
Cardiff, CF5 2SL





5 Peckham Close,  
Cardiff, CF5 2SL

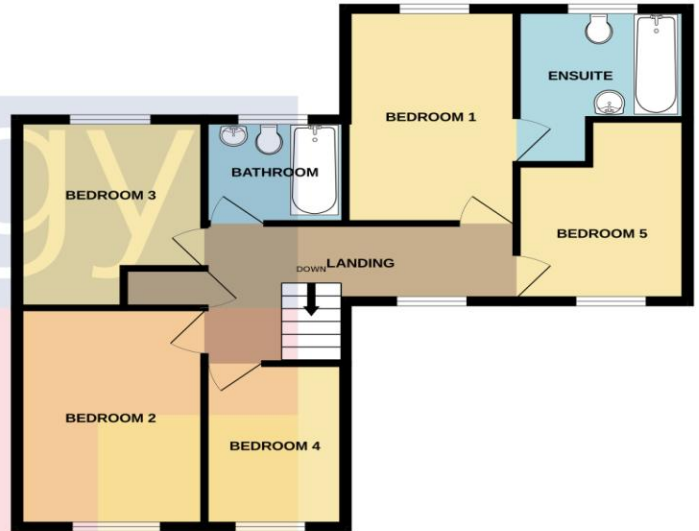


# 5 Peckham Close, Cardiff, CF5 2SL

GROUND FLOOR  
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**mgyc.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.