



41 Timothy Rees Close,
Danescourt, Cardiff, CF5 2AU

Watts
& Morgan



41 Timothy Rees Close, Danescourt,

Cardiff, CF5 2AU

Guide Price £285,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A well-presented, three bedroom semi-detached property located in this popular Danescourt development in Cardiff. An ideal first time purchase.

Within walking distance to local amenities, shops and schooling, and good transport links connecting to Cardiff City Centre, M4 and the Vale.

Accommodation to include; entrance porch, open-plan lounge leading to dining room with French doors and kitchen. First floor with three bedrooms and a contemporary fitted bathroom.

Rear garden with large terrace and off-road driveway parking.

EPC Rating; 'TBC'.

Directions

Cowbridge Town Centre – 12.0 miles

Cardiff City Centre – 5.0 miles

M4 Motorway – 4.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

Situation

Danescourt is a sought-after area known for its friendly community and excellent local amenities. Residents can enjoy nearby parks, reputable schools, and shops, making it a perfect location for families and professionals alike. With nearby train station and convenient bus routes offering regular services to and from the City Centre, and also the River Taff for access to the Taff Trail.

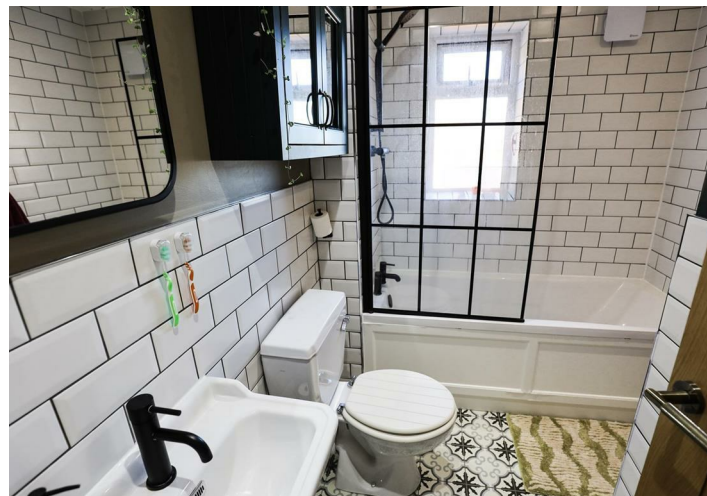
About The Property

Nestled within this popular residential cul-de-sac, 41 Timothy Rees Close has over 700 sq ft of well-presented accommodation with off-road parking and rear garden.

The entrance to the property is via a neat porch which provides space for cloaks and shoes, and leads into the open-plan living space. The lounge has a large front facing window which offers plenty of natural sunlight and an open-tread staircase leads to the first floor landing. The lounge has been fitted with laminate flooring and, from here, a square opening links to the dining room with space for dining furniture. French doors provide access out from the dining area and onto the rear terrace. Adjacent to the dining room lies the kitchen which is fitted with a range of cream shaker-style wall and base units with co-ordinating work surfaces. There is a built-in 4-ring gas hob to remain with oven/grill beneath. Plumbing is provided for a washing machine along with space for a tall fridge/freezer.

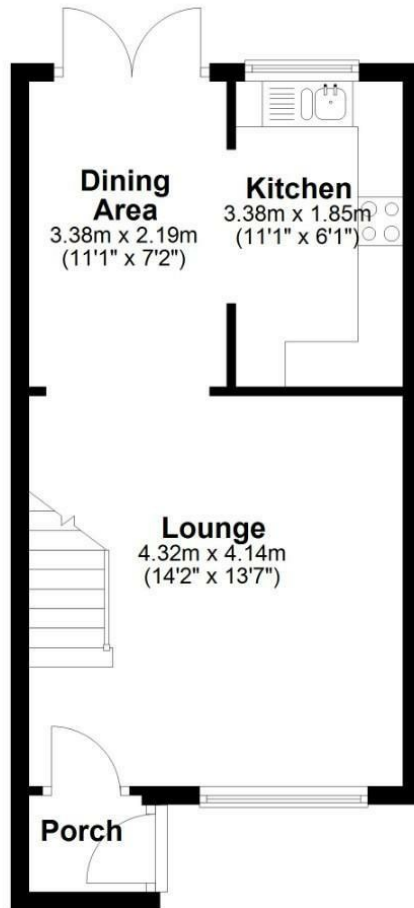
To the first floor landing there is an airing cupboard and a loft hatch which gives access to a partially boarded loft space with pull-down ladder. The gas combi boiler is located here.

There are three bedrooms to this floor - the largest bedroom is a generous double room offering a range of fitted mirrored door wardrobes and an outlook to the front. There are also two single bedrooms to the rear of the property. Each bedroom shares use of the contemporary bathroom which has been fitted with a 3-piece suite to include; bath with shower over and modern Crittall shower screen, wash hand basin and WC with high-gloss brick effect tiling.



Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 sq. feet)

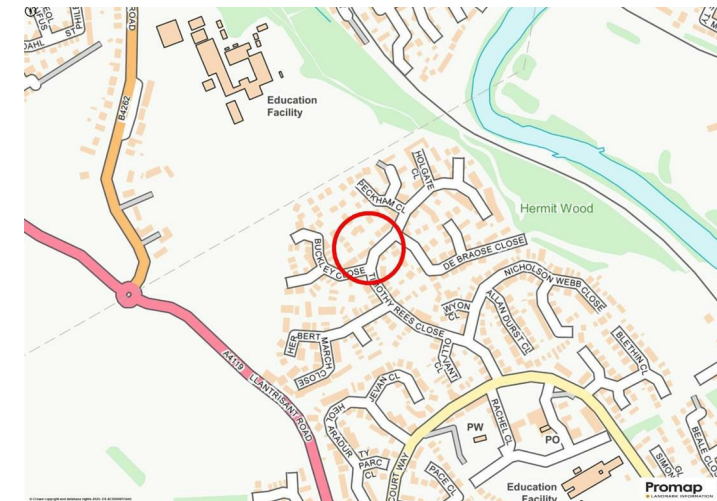
Gardens & Grounds

41 Timothy Rees Close is approached off the popular cul-de-sac onto a private driveway providing parking for one vehicle. Access from here is provided to the rear garden.

The rear garden has been landscaped to offer a good sized paved area which is ideal for al-fresco dining with steps up onto a raised area with shrubs. Tall trees and foliage give a good degree of privacy to this garden.

Additional Information

Freehold. All mains services connected. Gas fired combi central heating. Council tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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