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CARDIFF

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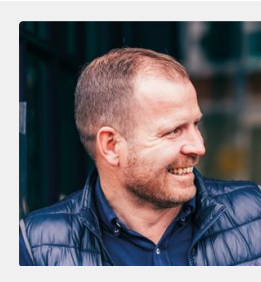
Kirton Close

DANESCOURT



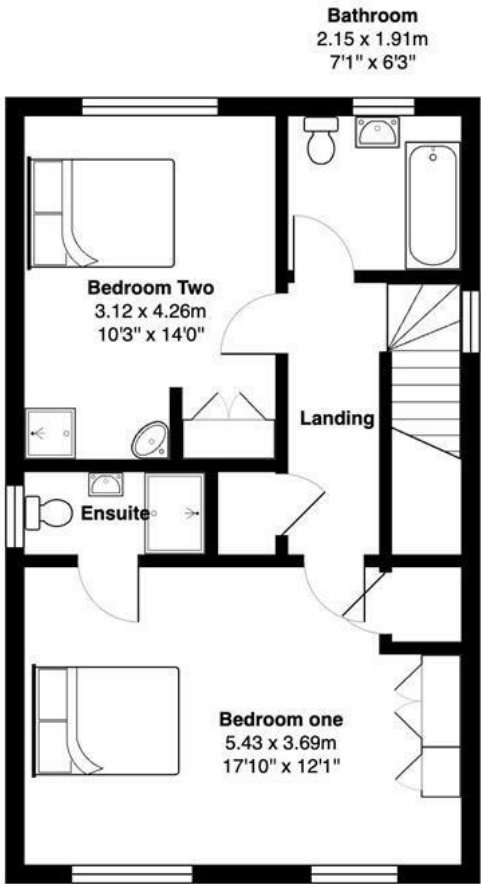
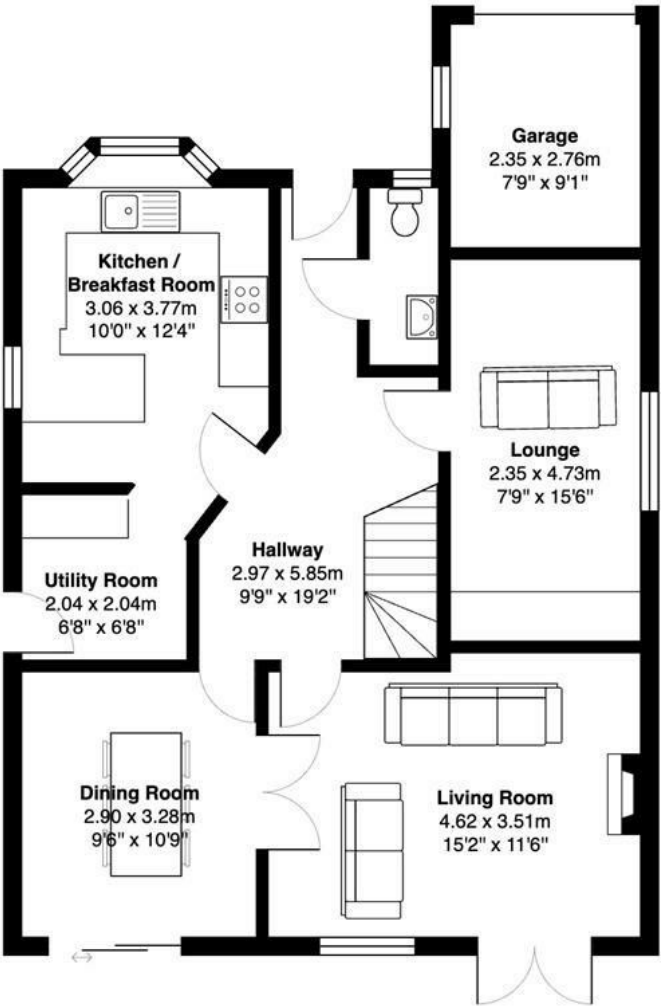
Fantastic family home and rare to find such a large 2 bedroom detached family home in such a popular area. The house offers so much scope to extend or convert given its layout and plot size. This would be ideal for anyone looking to downsize given the size of the ground floor.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk



Kirton Close, Cardiff

Total Area: 127.1 m² ... 1368 ft²

All measurements are approximate and for display purposes only



We loved living here and had so many plans to make a three bedroom and extend further so really hope the next home owners enjoy the property as much as we did. It really is a rare house for the area and the driveway was a massive bonus.

Comments by the Homeowner





Kirton Close

Danescourt, Cardiff, CF5 2NB

Asking Price

£400,000



2 Bedroom(s)



3 Bathroom(s)



1368.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled in the charming area of Kirton Close, Danescourt, Cardiff, this delightful detached house offers a wonderful opportunity for those seeking a home with great potential. Built in 1990, this property boasts a generous living space of 1,368 square feet, making it ideal for both relaxation and entertaining.

The house features three well-proportioned reception rooms, providing ample space for family gatherings or quiet evenings in. With two comfortable bedrooms, this home is perfect for small families or couples looking for a peaceful retreat. The three bathrooms add convenience and comfort, ensuring that everyone has their own space.

One of the standout features of this property is the south-facing garden, which invites plenty of natural light and offers a lovely outdoor space for gardening, entertaining, or simply enjoying the sunshine. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go with ease.

Situated on the borders of Llandaff, Danescourt, and Fairwater, this home enjoys a prime location with access to local amenities, schools, and parks. The surrounding area is known for its friendly community and picturesque surroundings, making it an ideal place to settle down.

In summary, this detached two-bedroom house on Kirton Close presents a fantastic opportunity for those looking to create their dream home in a desirable location. With its spacious layout, potential for personalisation, and lovely outdoor space, this property is not to be missed.

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Entrance Hallway 19'2" x 9'8" widest points (5.85m x 2.97m widest points)	Bathroom 7'0" x 6'3" (2.15m x 1.91m) Modemised by the current owners	Peter Lea Primary School My English medium secondary catchment area is Cantonian High School
WC	Bedroom Two 10'2" x 13'11" widest point (3.12m x 4.26m widest point) Bednefits a shower, wash ahnd basin and built in cupboard	My Welsh medium primary catchment area is Ysgol Pencae
Lounge 7'8" x 15'6" (2.35m x 4.73m)	Garage 7'8" x 9'0" (2.35m x 2.76m) The garage has been part converted to give an additional living space downstairs, but is still a great size for storage.	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Kitchen / Breakfast Room 10'0" x 12'4" (3.06m x 3.77m)	Garden South facing garden with side access. Patio area and mature borders	
Utility 6'8" x 6'8" (2.04m x 2.04m)	Driveway Driveway parking for multiple vehicles	
Living Room 15'1" x 11'6" (4.62m x 3.51m)	Tenure We are informed by our client that the property is Freehold, this si to be confirmed by your legal advsior.	
Dining Room 9'6" x 10'9" (2.90m x 3.28m) Double doors lead to liiving room. Sliding doors to garden	Council Tax Band - E	
To the first floor	School catchments My English medium primary catchment area is	
Bedroom One 17'9" x 12'1" (5.43m x 3.69m) Fantatsic master bedroom, given its size the current owners did look to split this into two bedrooms and make this a three bedroom home.		
Ensuite		





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

