

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Nant Y Dowlais,  
The Drope,  
Cardiff CF5 4UA

Guide Price £265,000 to £275,000  
Freehold



# Nant Y Dowlais

## The Drope, Cardiff, CF5 4UA

### Overview

• 2-BED BUNGALOW - QUIET CUL-DE-SAC LOCATION

- CONSERVATORY (FITTED BY DUNRAVEN WINDOWS IN 2018)
- 'BLUE TINT' GLASS ROOF
- WOOD BURNING STOVE
- BRAND NEW KITCHEN
- GARAGE with NEW ROOF
- GARAGE SPLIT INTO WORKSHOP & LIVING QUARTERS
- LARGE DRIVEWAY
- ENCLOSED REAR GARDEN
- FREEHOLD



A MODERN & CONTEMPORARY 2-BED BUNGALOW - CONSERVATORY with 'BLUE TINT' GLASS ROOF - BRAND NEW FITTED KITCHEN - LOG BURNER - MITSUBISHI AIR CONDITIONING UNIT - LARGE DRIVEWAY - GARAGE with NEW ROOF SPLIT INTO WORKSHOP & LIVING QUARTERS - LARGE & ENCLOSED REAR GARDEN – FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 2-Bedroom Modernised Bungalow comprising in brief; Porch Entrance, Hallway, Brand New Fitted Kitchen, Lounge/Diner with Log Burner - Mid-Hallway, Re-Fitted & Modern Shower Room - Bedrooms 1, 2 & a 16ft Conservatory Built by Dunraven Windows. The Front Garden is Laid to Lawn with a Patio Pathway to the Front Door. The Rear Garden is Low-Maintenance with a Professionally Laid Natural Stone Patio and Enclosed by Feather Edge Fencing. There is a Large Driveway which holds up to 4 Vehicles, An Outside Tap to Side and a Large 18ft Garage in Total Split into a Workshop & Living Quarters to the Rear. Pergola & Roof Covering behind the Garage. uPVC Double Glazing Windows & Gas Central Heating powered by a New Ideal Logic c24kw Combi-Boiler-(Fitted in 2023).

**EPC Rating = C.**

**Council Tax Band = C.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**





**Porch Entrance** - 4' 9" x 2' 10" (1.45m x 0.86m) Enter via a New Composite Door - New uPVC Obscured D/g Windows to Front & Sides - Further uPVC Full Glass D/g Door into Hallway.

**Hallway** - 3' 11" x 3' 3" (1.19m x 0.99m) Laminate Flooring - Plastered Walls & Ceiling - Storage Cupboard housing: Newly Installed Ideal Logic c24kw Combi-Boiler(fitted 2023) - Wall Mounted HIVE Smart Thermostat - Electric RCD Consumer Unit - Gas & Electric Smart Meters. Doors to; Kitchen & Lounge.

**Kitchen - Re-Fitted & Modern 2023** - 11' 11" x 5' 11" (3.63m x 1.80m) Laminate Flooring - Plastered Walls & Ceiling - Matching Wall & Base Units - Work Surfaces Over with Tiled Splash Backs - Stainless Steel Sink, Half Bowl & Drainer with Mixer Hose Tap - uPVC D/g Window to Side - Integrated Electric Oven with 4x Ring Ceramic Hob & Extractor Hood Over - (Gas Hob Present Previously) - Plumbed for Washing Machine - Radiator - Integrated Fridge-Freezer.

**Lounge/Diner** - 15' 5" x 11' 5" (4.70m x 3.48m) Laminate Flooring - Plastered Walls & Ceiling - New uPVC D/g Window to Front - Radiator - Wood Burning Stove (Certified Installation). Door to Mid-Hallway.

**Mid-Hallway** - Laminate Flooring cont'd - Plastered Walls & Ceiling - Hatch to Insulated & Partially Boarded Loft via Attached Ladders, Shelving & Loft Light. Doors to; Bedrooms 1, 2 & Bathroom.

**Bathroom - Re-Fitted & Modern** - 6' 3" x 5' 10" (1.90m x 1.78m) Tiled Flooring & Tiled Walls - Newly Installed Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin with Mixer Tap - Close-Coupled W.c - New uPVC Obscured D/g Window to Side - Chrome Ladder Radiator.

**Bedroom 1** - 13' 10" x 8' 3" (4.21m x 2.51m) Laminate Flooring cont'd - Plastered Walls & Ceiling - uPVC D/g Window to Rear (looks into Conservatory - Radiator - Wall Mounted Mitsubishi Electronics Air Conditioning Unit (Hot & Cold Air Filter System)

**Bedroom 2** - 9' 1" x 7' 7" (2.77m x 2.31m) Laminate Flooring cont'd - Plastered Walls & Ceiling - uPVC D/g Double Patio Doors into Conservatory - Radiator.

**Conservatory with 'Blue Tint' Glass Roof - Built by Dunraven Windows (2018)** - 15' 9" x 7' 11" (4.80m x 2.41m) Blue Tint Glass Roof - uPVC D/g Tilt & Turn Windows - uPVC D/g Patio Sliding Door to Rear Garden - Power Points & Lighting.

**Front Garden - Laid to Lawn with Patio Pathway to Front Door.**

**Rear Garden - Enclosed & Low-Maintenance**  
Natural Stone Patio - Enclosed by Feather Edge Fencing - Pergola & Roof Covering to Rear of Garage.

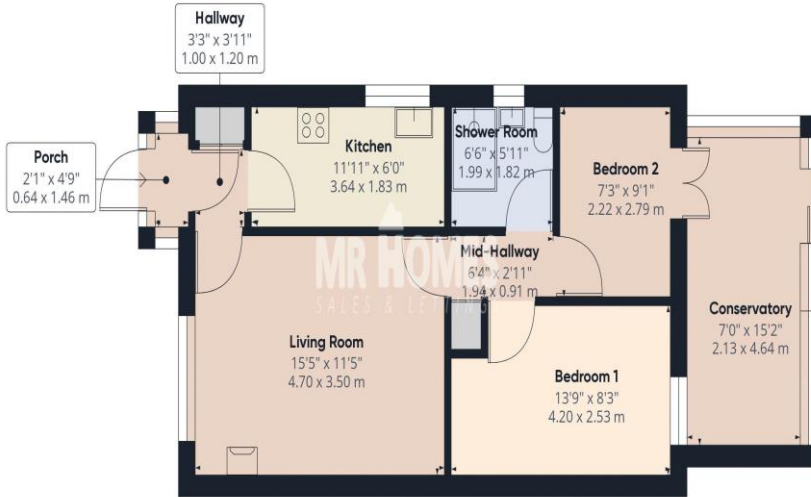
**Large Driveway (Holds up to 4 vehicles) - Leads to the Garage.**

**Garage has been Split into 2 Sections**  
9' 1" x 9' 2" (2.77m x 2.79m)  
Workshop Side: Up 'n' Over Door - Power Points & Lighting.

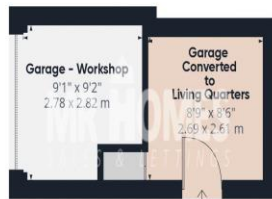
**Rear Part of Garage Converted to Living Quarters**  
8' 9" x 8' 6" (2.66m x 2.59m)  
Enter via uPVC Obscured D/g Door, Fitted Carpet, Mezzanine Bed Section, Power Points & Lighting.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>n</sup>

826.69 ft<sup>2</sup>

76.8 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD