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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Coed Arhyd,
The Drope,
Cardiff CF5 4TZ

Guide Price £260,000
Freehold

Coed Arhyd

The Drope, Cardiff, CF5 4TZ

Overview

- IMMACULATE 3-BED SEMI-DETACHED FAMILY HOME
- YOU CAN MOVE STRAIGHT IN AS THE DECOR IS CONTEMPORARY
- SPACIOUS LOUNGE
- OPEN-PLAN KITCHEN & DINING ROOM
- MODERN KITCHEN
- MODERN BATHROOM SUITE
- DOUBLE DRIVEWAY
- ENCLOSED SIDE & REAR GARDENS
- uPVC D/G WINDOWS & GAS C/H
- FREEHOLD



*** Guide Price: £260,000 ***

IMMACULATE 3-BED SEMI-DETACHED
FAMILY HOME
OVERLOOKS FORESTRY
SIDE & REAR GARDENS
OPEN-PLAN KITCHEN & DINING ROOM
LARGE DRIVEWAY
CUL-DE-SAC LOCATION
FREEHOLD

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Porch, Spacious Lounge, Dining Room which is Open-Plan to the Re-Fitted & Modern Fitted Kitchen. Staircase to the First Floor Landing, Bedrooms 1, 2, 3 & a Re-Fitted & Modern Family Bathroom Suite. The Front Garden is Laid to Lawn, There is a Lockable Side Gate Giving Access into the Large & Enclosed Side & Rear Gardens. Double Driveway to Front. uPVC Double Glazing Windows & Doors. Gas Central Heating Powered by a Worcester Greenstar 30Si Compact NG Condensing Boiler.

EPC Rating = C.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Porch Entrance - 3' 8" x 3' 4" (1.12m x 1.02m)

Lounge with Gas Feature Fireplace - 14' 3" x 13' 8" (4.34m x 4.16m)

Kitchen - Open-Plan to Dining Room - 10' 5" x 6' 3" (3.17m x 1.90m)

Dining Room - 10' 6" x 7' 2" (3.20m x 2.18m)

1st Floor Landing - 9' 5" x 5' 11" (2.87m x 1.80m)

Airing Cupboard Housing Worcester Greenstar 30 Si Compact NG Condensing Boiler - 2' 9" x 2' 4" (0.84m x 0.71m)

Bedroom 1 - 13' 8" x 8' 6" (4.16m x 2.59m)

Bedroom 2 - 9' 5" x 6' 1" min (2.87m x 1.85m)

Bedroom 3 - 7' 4" x 6' 8" (2.23m x 2.03m)

Family Bathroom Suite - 7' 5" x 6' 6" (2.26m x 1.98m)

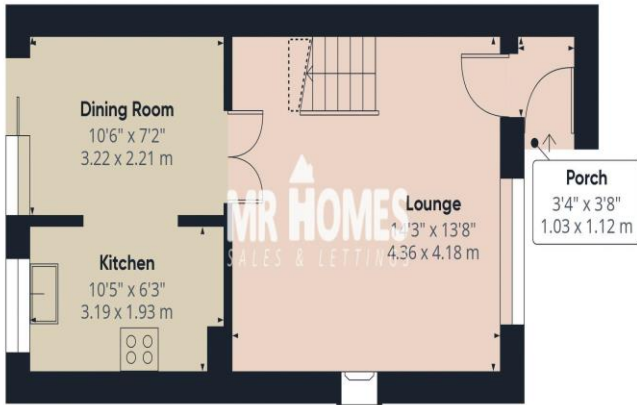
Double Driveway to Front

Attractive Front Garden

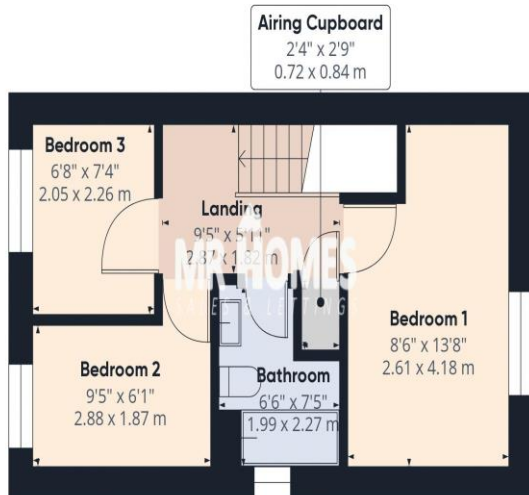
Rear & Side Gardens - Enclosed
Natural Stone Patio with Steps Down to Further Garden.



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



Floor 1



Approximate total area⁽¹⁾

667.48 ft²
62.01 m²

Reduced headroom

13.08 ft²
1.22 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

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