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MR HOMES
SALES & LETTINGS



Coed Arhyd,
The Drope,
Cardiff CF5 4TZ

Guide Price £289,950 to £299,950
Freehold

Coed Arhyd

The Drope, Cardiff, CF5 4TZ

Overview

- FULLY RENOVATED & IMMACULATE
- MOVE STRAIGHT IN
- OPEN-PLAN LIVING
- SPACIOUS LOUNGE
- CONSERVATORY with GLASS ROOF
- MODERN KITCHEN - OPEN-PLAN
- VERY LARGE DRIVEWAY
- 20ft DETACHED GARAGE
- ENCLOSED REAR GARDEN
- FREEHOLD



AN IMPRESSIVE, FULLY RENOVATED & IMMACULATE 2-BEDROOM BUNGALOW - MOVE STRAIGHT IN - CONTEMPORARY DECOR THROUGHOUT OPEN-PLAN RE-FITTED KITCHEN & CONSERVATORY with GLASS ROOF - SPACIOUS LOUNGE - RE-FITTED SHOWER ROOM - ATTIC USED AS STORAGE - VERY LARGE DRIVEWAY - 20ft DETACHED GARAGE - LANDSCAPED & ENCLOSED REAR GARDEN - LARGE FRONT GARDEN – FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 2-Bedroom Semi-Detached Immaculately Presented Bungalow, You Can Move Straight in as the Property has been Tastefully Modernised & Decorated to a High Standard Throughout. Briefly comprising; Porch Entrance Open-Plan to the Hallway, Bedroom 2 with Fitted Wardrobe, Lounge, Mid-Hallway, with Access to the Insulated & Boarded Attic which is Used for Storage. Bedroom 1 with Fitted Wardrobe, Re-Fitted Shower Room, Re-Fitted Kitchen which is Open-Plan to the Conservatory/Sunroom with Glass Roof. The Large Front Garden is Laid to Lawn, A Very Large Driveway (Holds Several Vehicles), Side Swing Gate with Inset Door to Rear Garden & 20ft Detached Garage. Landscaped Rear Garden is Enclosed & Low-Maintenance. Further Benefits of this Property include; uPVC Double Glazing Windows & Gas Central Heating.

EPC Rating = D.

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch Entrance - 6' 1" x 2' 10" (1.85m x 0.86m)

Enter via uPVC Door, uPVC D/g Windows to Front & Sides, LVT Flooring. Open-Plan to;

Hallway - 5' 7" x 3' 11" (1.70m x 1.19m)

LVT Flooring, Door to storage Cupboard with Hanging Rail & Houses New RCD Consumer Unit (fitted 2022). Door to 2nd Slimline Footwear Storage Cupboard. Base Cupboard with Worktop Over & Wall Mounted BAXI Solo C/h Boiler. Door to Bedroom 2.

Bedroom 2 - 9' 7" x 5' 11" (2.92m x 1.80m)

Quality Thick Pile Carpet, uPVC D/g Window to Side, Single Panel Radiator, Fitted Wardrobe & Overhead Storage Cupboard.

Lounge - 15' 5" x 11' 6" (4.70m x 3.50m)

LVT Flooring, uPVC D/g Shallow Bay Window to Front, 12 Bar Vertical Radiator & Single panel Radiator. Feature Wall & Coving. Door to;

Mid-Hallway - 6' 5" x 3' 0" (1.95m x 0.91m)

LVT Flooring, Door to Airing Cupboard with Slat Shelving & housing Hot Water Tank. Hatch with Attached Ladder to Insulated, Vented & Boarded Loft with Loft Light, Radiator, Telephone Line & Storage.

Bedroom 1 - 13' 11" x 8' 3" (4.24m x 2.51m)

Quality Thick Pile Carpet, uPVC D/g Window into Conservatory, Coving, 2x Bi-Folding Doors to Fitted Wardrobes.

Shower Room - Re-Fitted & Modern - 6' 3" x 5' 11" (1.90m x 1.80m)

LVT Flooring, Large Shower Cubicle Fully Tiled with Electric Shower, Wash Hand Basin with Mixer Tap & Close-Coupled W.c Set in Vanity Cupboard and Vanity Shelf. uPVC Obscured D/g Window to Side, Chrome Ladder/Towel Radiator.

Kitchen - Re-Fitted & Modern - Open-Plan - 9' 1" x 8' 1" (2.77m x 2.46m)

LVT Flooring, Matching Wall & Base Units with (soft closing) High Gloss Doors & Drawers, Belfast Sink & Drainer with Mixer Tap, uPVC D/g Window to Side, 4x Ring Ceramic Hob with Extractor Hood Over, Electric Oven. NB: Integrated Fridge & Freezer & Integrated Washing Machine. Open-Plan to;

Conservatory/ Sunroom with Glass Roof - 17' 0" x 6' 9" (5.18m x 2.06m)

LVT Flooring, Single Panel Radiator, Base Cupboards with Work Surfaces Over, uPVC D/g Windows to Rear & Side. uPVC D/g French Doors to Rear Garden.

Front Garden

Laid to Lawn, Patio Pathway, Swing Gate with Inset Door access into Rear Garden & Garage.

Driveway - Large - Holds Several Vehicles.

Outside Tap & Outside Lights.

Landscaped Rear Garden - Low-Maintenance & Enclosed

Patio, Laid Stone Chippings & Feature Steps to Driveway & Garage.

Detached Garage - Extended - 20' 2" x 8' 4" (6.14m x 2.54m)

Up 'n' Over Door, Power Points & Lighting. Window to Side.



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 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1248.48 ft²

115.99 m²

Reduced headroom

177.31 ft²

16.47 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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