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MR HOMES
SALES & LETTINGS



Traherne Drive,
The Drope,
Cardiff CF5 4UL

Guide Price £210,000 to £220,000
Freehold

Traherne Drive The Drope, Cardiff, CF5 4UL

Overview

- GUIDE PRICE: £210,000 to £220,000
- IMMACULATE PROPERTY
- MODERNISED
- KITCHEN/BREAKFAST ROOM
- REAR LEAN TO
- BRICK-PAVED FRONT
- LANDSCAPED REAR GARDEN
- 2 OFF-ROAD PARKING SPACES TO THE SIDE
- uPVC D/G & GAS C/H with COMBI-BOILER
- FREEHOLD



IMMACULATE & MODERN 2-BEDROOM FAMILY HOME - MOVE STRAIGHT IN - SOUGHT AFTER LOCATION - RE-FITTED & MODERN KITCHEN/BREAKFAST ROOM - FANTASTIC REAR LEAN TO - RE-FITTED & MODERN SHOWER ROOM – 2 OFF-ROAD PARKING SPACES TO SIDE - ENCLOSED & LOW-MAINTENANCE REAR GARDEN – FREEHOLD

MR HOMES are extremely pleased to Offer **FOR SALE** this 2-Bedroom Family Home comprising in brief; Entrance Hall, Lounge/Diner, Re-Fitted & Modern Kitchen/Breakfast Room, Rear Lean To, Staircase to the 1st Floor Landing, Bedrooms 1, 2, & a Re-Fitted & Modern Shower Room. The Front is Brick-Paved with a Patio Pathway, The Rear Garden is Low-Maintenance with Natural Stone Patio and Enclosed with Feather Edge Fencing. There are 2 Off-Road Parking Spaces to the Side. uPVC Double Glazing Windows & Gas Central Heating powered by an Intersect Rapid 32 Combi-Boiler.

EPC Rating = Awaiting Assessment...
Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

Enter via uPVC Obscured D/g Door, Quality Laminate Flooring, Door to Lounge/Diner & Staircase to 1st Floor Landing.

Lounge/Diner

16' 9" x 11' 10" max (5.10m x 3.60m)

Quality Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Dado Rail, Covings. Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room - Re-Fitted & Modern

11' 8" x 7' 9" (3.55m x 2.36m)

Quality Laminate Flooring, Matching Wall & Base Units with Breakfast Bar, Grey High Gloss Soft Closing Doors and Drawers with Work Surfaces Over & Tiled Splash Backs, Integrated Appliances; Fridge-Freezer, Dishwasher & Washing Machine, Zanussi Double Electric Oven & Grill, 4 Ring Gas Hob with Zanussi Extractor Hood Over, Composite Sink & Drainer with Mixer Tap, uPVC D/g Window into Rear Lean To, Inset Spot Lighting to Ceiling, uPVC D/g Half-Glazed Door to Rear Lean To.

Rear Lean To

12' 10" x 9' 6" (3.91m x 2.89m)

Natural Stone Flooring - PowerPoints & Lighting. Large Durable Perspex Window to Rear Garden, Stable Door to Rear Garden.

First Floor Landing

Fitted Carpet to Stairs & Landing, Doors to; Bedrooms 1, 2 & Re-Fitted Shower Room. Hatch to Insulated & Partially Boarded Loft with Loft Light.

Bedroom 1

13' 10" max x 11' 8" into fitted wardrobe (4.21m x 3.55m)

Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Covings to Ceiling, Fitted Wardrobes with Fixed Shelving & Hanging Rail.

Bedroom 2

10' 8" x 6' 8" (3.25m x 2.03m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Door to Large Storage Cupboard housing with Slat Shelving & Hanging Rail. NB: Houses an Interset Rapid 32 Double/Dual Combi-Boiler.

Shower Room - Re-Fitted & Modern

7' 9" x 4' 8" (2.36m x 1.42m)

Tiled Flooring, Walk-In-Shower Unit with Mixer Shower, Wash Hand Basin with Mixer Tap Set in Vanity Cupboard, Close-Coupled W.c, uPVC Obscured D/g Window to Rear, Modern Grey Ladder Radiator.

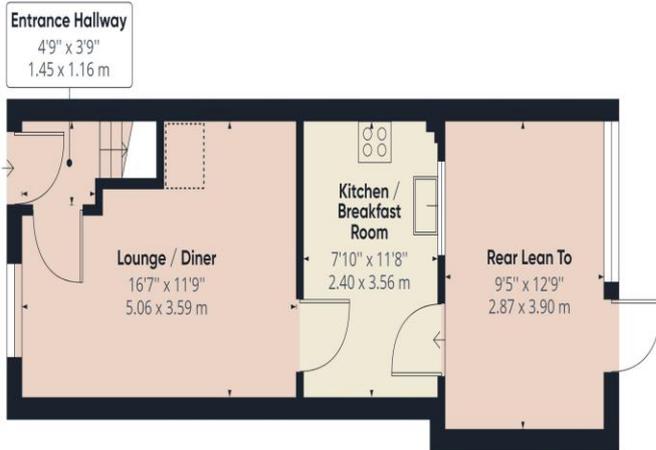
Outside Front - Brick Paved with a Patio Pathway

Rear Garden - Natural Stone Patio Enclosed by Feather Edge Fencing.

Off-Road Parking to Side for 2 Vehicles.



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

Approximate total area⁽¹⁾

664.90 ft²
61.77 m²

Reduced headroom

7.73 ft²
0.72 m²



Floor 1 Building 1

(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.

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CARDIFF WEST

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