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**MR HOMES**  
SALES & LETTINGS



Coed Arhyd  
The Drope, Cardiff  
CF5 4TZ

Guide Price £369,950 to £379,950  
Freehold



# Coed Arhyd

## The Drope, Cardiff, CF5 4TZ

### Overview

- STUNNING FAMILY HOME
- 4x RECEPTION ROOMS
- 22ft OPEN-PLAN KITCHEN/DINER
- BI-FOLDING DOORS
- RE-FITTED CLOAKROOM
- RE-FITTED BATHROOM
- BRAND NEW WINDOWS & DOORS
- BRAND NEW COMBI-BOILER
- LANDSCAPED GARDEN
- FREEHOLD



**NO CHAIN !!! - WOW FACTOR - STUNNING & EXTENDED 4-BED DETACHED FAMILY HOME - EARLY VIEWING IS A MUST - CALL US TODAY SO YOU DO NOT MISS OUT !!! - BRAND NEW WINDOWS & DOORS - BRAND NEW COMBI-BOILER(5year warranty) with HIVE SYSTEM CONTROL - LARGE & ENCLOSED LANDSCAPED GARDEN**

**MR HOMES** Offer **FOR SALE** this Greatly Extended Family Home, entered via a Brand-New Composite Door into an Internal Porch, and leads to the Re-Fitted Cloakroom & Inviting Balustrade Hallway. Door to the 17ft Extended 3rd Reception Room/5th Bedroom. From the Hallway open to the Beautiful Kitchen/Breakfast/Diner with 4x Full Width Bi-Folding Doors. The Kitchen is Fitted with Integrated Appliances, The Room has an Integrated 'System Line' Music/Audio System with Quality Speakers (ceiling mounted) Inside and Out and equipped with Bluetooth Control. There is a Door to the 18ft 4th Reception/Playroom. 1st Floor Balustrade Landing with Doors to Bedrooms 1, 2, 3, 4, Airing Cupboard, a Refitted Quality Shower Room. The Property has Quality Fitted Carpets & Large Tile Flooring. Off-Road Parking to Front.

**EPC RATING = C.**

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

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





**Internal Porch Entrance** - Brand new composite door - Door to Cloakroom & Hallway.

**Cloakroom - Re-Fitted** - Wash Hand Basin with Mixer Tap Set In Vanity Cupboard - Close-Coupled W.c

**Hallway** - Balustrade Staircase with Inset Lighting - Doors to; Lounge, Extended 3rd Reception/5th Bedroom, Extended Kitchen/Diner & Staircase to 1st Floor Landing, Understair Storage Cupboard.

**Lounge** - 15' 4" x 10' 2" (4.67m x 3.10m)

Quality Fitted Thick Pyle Carpet.

**Extended Kitchen/Diner** - 21' 9" x 18' 1" max (6.62m x 5.51m)

4x Bi-Folding Doors to Rear Garden - Large Tile Flooring - Breakfast Bar Island - Matching Wall & Base Units with Integrated; Fridge-Freezer - Washing Machine - Zanussi Induction Hob with Extractor Over - Zanussi Electric Oven & Matching Microwave - Plumbing for Dishwasher - Sink & Drainer with Mixer Tap Hot & Cold + 90 Degree Water Heater - Wine Cooler - 2x 25 Bar Radiators - Inset Spots to Ceiling with 2x Inset Speakers (& 2x Outside Speakers) powered by a Bluetooth System Line Music System - Door to 4th Reception/Playroom(prev Garage).

**4th Reception Room/Playroom (previously garage)** - 17' 4" x 8' 3" (5.28m x 2.51m)

Quality Fitted Carpet - Inset Spotlighting to Ceiling - uPVC D/g Window to Rear.

**3rd Reception/5th Bedroom** - 18' 5" x 8' 9" (5.61m x 2.66m)

Quality Fitted Carpet - uPVC D/g Window to Front - 4x Doors to Double Fitted Wardrobes.

**Staircase to 1st Floor Balustrade Landing** - Quality Fitted Carpet - Inset Lighting - Hatch to Insulated Loft with Light via Attached Ladder. Doors to; Bedrooms 1, 2, 3, 4, Family Bathroom & Airing Cupboard.

**Bedroom 1** - 12' 11" x 10' 5" (3.93m x 3.17m)

Fitted Carpet - Window to Front.

**Bedroom 2** - 10' 5" x 8' 8" (3.17m x 2.64m)

Fitted Carpet - Window to Rear.

**Bedroom 3** - 8' 9" x 6' 3" (2.66m x 1.90m)

Fitted Carpet - Window to Rear.

**Bedroom 4** - 9' 9" max x 6' 3" (2.97m x 1.90m)

Fitted Carpet - Window to Front - Fitted Cupboard.

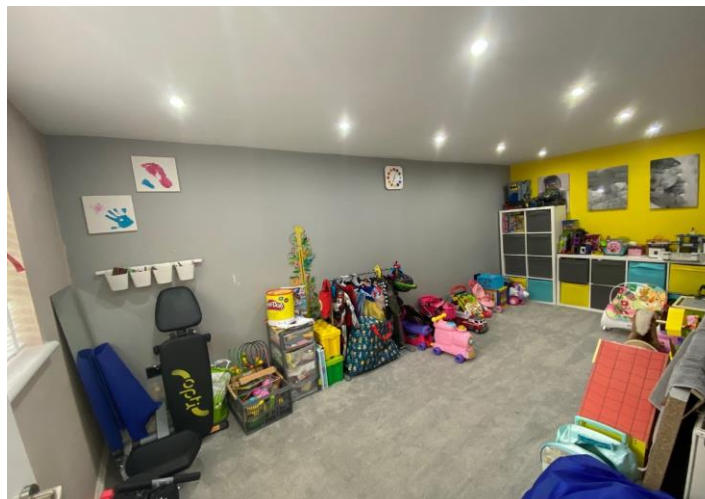
**Family Bathroom - Re-Fitted** - 7' 6" x 5' 6" (2.28m x 1.68m)

Tiled Flooring - Fully Tiled Walls - Modern Vertical Chrome Radiator - Walk-In-Shower Unit with Mixer Shower & Rainfall Shower Head - Pedestal Wash Hand Basin with Mixer Tap - Close-Coupled W.c - Motion Sensor Inset Spotlighting to Ceiling.

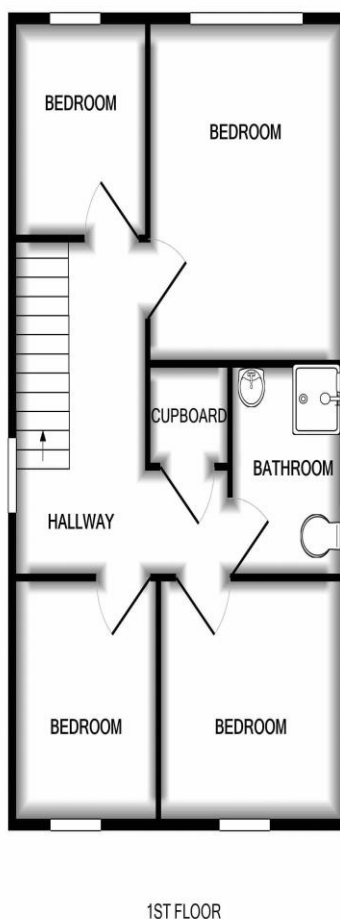
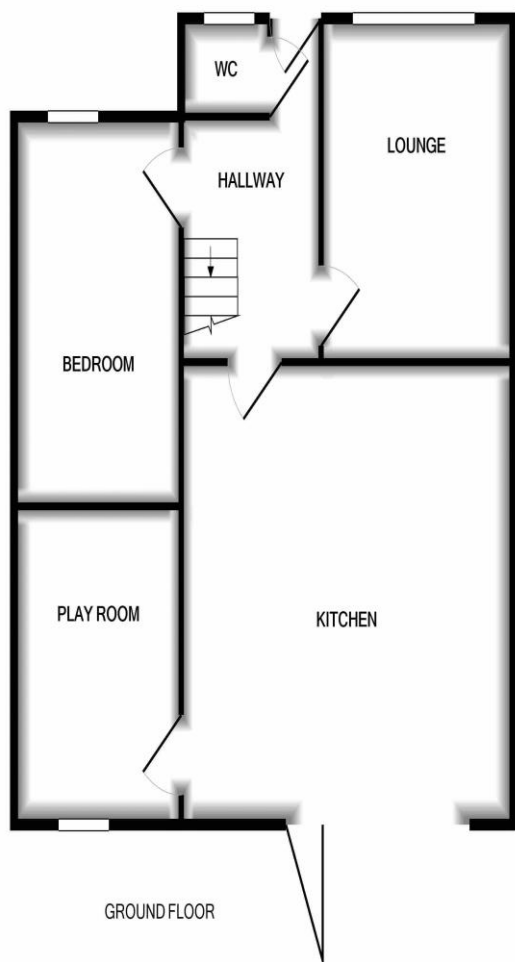
**Front Garden - Laid Lawn.**

**Landscaped Rear Garden - Enclosed** - Slate Patio - Astro Turfed - Stone Chippings - Water Feature - Solar Lighting - Wood Panel Shed to Side of Property - Inset Lighting above Bi-Folding Doors - External Speakers.

**Off-Road Parking To Front.**



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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## CARDIFF WEST

Homes House,  
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## FAIRWATER

173 Pwllmelin Road,  
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## GRANGETOWN

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