

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Jestyn Close,
The Drope,
Cardiff CF5 4UR

Guide Price £299,950 to £309,950
Freehold

Jestyn Close, The Drope, Cardiff, CF5 4UR

Overview

- MODERN 3-BED FAMILY HOME
- QUIET CUL-DE-SAC
- MOVE STRAIGHT IN
- OPEN-PLAN LIVING
- RE-FITTED OAK KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- SPACIOUS LOUNGE with BI-FOLDING DOORS
- LARGE BRICK-PAVED DRIVEWAY
- LANDSCAPED REAR GARDEN
- FREEHOLD



A MODERN & IMMACULATE 3-BED FAMILY HOME - LOCATED IN A QUIET CUL-DE-SAC - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN MODERNISED TO A HIGH STANDARD THROUGHOUT - OPEN-PLAN LIVING - KITCHEN/BREAKFAST ROOM (with Oak Doors & Drawers) OPENS TO THE DINING ROOM - UTILITY ROOM - SPACIOUS LOUNGE with BI-FOLDING DOORS OPENING ONTO THE LANDSCAPED REAR GARDEN - MODERN RE-FITTED BATHROOM SUITE - LARGE BRICK-PAVED DRIVEWAY (Up to 4 Vehicles) - uPVC D/G WINDOWS & GAS C/H with HIVE SMART THERMOSTAT CONTROL - FREEHOLD.

MR HOMES Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Residence, comprising in brief; Entrance Hall with Large Storage Cupboard, Spacious Lounge with New Bi-Folding Doors opens to the West Facing Rear Garden, Dining Room is Open-Plan to the Kitchen/Breakfast Room with integrated appliances include; (4x Ring Induction Hob with Extractor Hood Over, Stoves Fan Assisted Oven, Microwave, Fridge-Freezer, Washing Machine & Tumble/Dryer). Utility Room, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. The Outside Front Has Mature Evergreen Trees giving Privacy, Large Brick-Paved Driveway holds up to 4 vehicles, Lockable Side Door access via Side Enclosure, West Facing Rear Garden which has Recently been Landscaped with Patio, Artificial Grass & Solid Fencing. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Classic Central Heating Boiler with Hive Smart Thermostat Control.

EPC Rating = Awaiting Assessment...

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hall & Large Storage Cupboard

Lounge with Bi-Folding Doors

16' 4" x 12' 8" (4.97m x 3.86m)

OAK Kitchen/Breakfast Room - OPEN-PLAN

13' 0" x 9' 0" (3.96m x 2.74m)

Re-Fitted & Modern with Oak Doors & Drawers.

Dining Room - OPEN-PLAN

10' 8" x 9' 0" (3.25m x 2.74m)

Utility Room

7' 8" x 3' 0" (2.34m x 0.91m)

1st Floor Landing

Bedroom 1

12' 11" max x 12' 2" (3.93m x 3.71m)

Bedroom 2

11' 5" max into fitted cupboard x 10' 9" (3.48m x 3.27m)

Bedroom 3

9' 4" x 6' 6" (2.84m x 1.98m)

Family Bathroom Suite - Re-Fitted & Modern

6' 8" x 5' 7" (2.03m x 1.70m)

Outside Front

Mature Evergreen Trees to Border for Privacy. Door into Side Enclosure.

Enclosed Rear Garden - Recently Landscaped with Patio Slabs & Artificial Grass/ Astro Turf

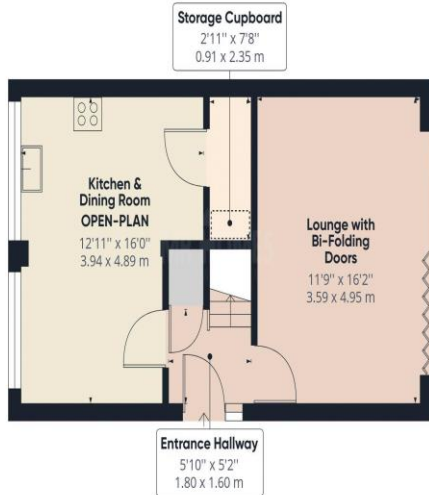
New Solid Fencing, Outside Tap & Light

Side Enclosure - with Pitched Roof Covering & Door to Front.

Brick-Paved Driveway with Curved Design - (Holds Up to 4 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



Floor 1

Approximate total area⁽¹⁾

816.49 ft²
75.85 m²

Reduced headroom

4.55 ft²
0.42 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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