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Homes House

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MR HOMES
SALES & LETTINGS



Coedriglan Drive,
The Drope, Cardiff
CF5 4UQ

Guide Price £229,950 to £239,950
Freehold

Coedriglan Drive The Drope, Cardiff, CF5 4UQ

Overview

- 2-BED SEMI-DETACHED PROPERTY - NO CHAIN!!!
- IMMACULATE THROUGHOUT!!!
- MOVE STRAIGHT IN!!!
- MODERN RE-FITTED KITCHEN
- SPACIOUS LOUNGE/DINER
- MODERN BATHROOM SUITE
- LANDSCAPED GARDEN
- PRIVATE DRIVEWAY (SPACE FOR 2 to 3 VEHICLES)
- BACKS ONTO WOODLAND
- FREEHOLD



NO CHAIN!!!

IMMACULATE & MODERN 2-BED SEMI-DETACHED PROPERTY - MOVE STRAIGHT IN!!! - LANDSCAPED GARDEN BACKS ONTO WOODLAND - PRIVATE DRIVEWAY (SPACE FOR 2 to 3 VEHICLES) - RE-FITTED & MODERN KITCHEN, MODERN BATHROOM, SPACIOUS LOUNGE/DINER - FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 2-Bedroom Semi-Detached Property comprising in brief; Entrance Hallway Open-Plan to the Kitchen, A Spacious Lounge/Diner, First Floor Landing, Bedroom One with Fitted Wardrobes, Bedroom Two with a Large Fitted Cupboard & a Modern Family Bathroom Suite. The Front is Low-Maintenance, there is a Lockable Side Gate behind the Private Driveway Giving access into the Landscaped Rear Garden. uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Condensing Combi-Boiler.

EPC Rating = C.

Council Tax Band = C.

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



Entrance Hallway 7' 10" x 3' 8" (2.39m x 1.12m)

Enter via uPVC Door, Laminate Flooring, Radiator with Cover, Coving to Ceiling, Wall Mounted RCD Electric Consumer Unit, Wall Mounted Thermostat, Archway to Kitchen. Door to Lounge/Diner.

Kitchen - Re-Fitted & Modern 7' 11" x 7' 9" (2.41m x 2.36m)

Laminate Flooring cont'd, Matching Wall & Base Units with White High Gloss Doors, Work Surfaces Over & Tiled Splash Backs, Stainless Steel Sink & Drainer with Mixer Tap, Integral Electric Oven with 4 Ring Gas Hob Integrated to Worktop, Extractor Hood Over, Plumbed for Washing Machine, Coving to Ceiling, uPVC D/g Window to Front. NB: New Worcester Condensing Combi-Boiler housed in wall Unit.

Lounge/Diner 16' 8" x 11' 11" (5.08m x 3.63m)

Laminate Flooring, uPVC D/g French Door to Rear Garden with Twin Opening Windows, Radiator with Cover plus 2nd Radiator with Cover, Coving to Ceiling, Staircase to the First Floor Landing.

First Floor Landing 5' 11" x 3' 6" (1.80m x 1.07m)

Brand New Fitted Carpet to Stairs & Landing, Coving to Ceiling, Doors to Bedrooms 1, 2 & the Family Bathroom Suite. Hatch to Insulated Loft.

Bedroom One 13' 3" max x 11' 10" into fitted wardrobe (4.04m x 3.60m)

Brand New Fitted Carpet, uPVC D/g Window to Rear, Radiator, 2x Mirrored Sliding Doors to Deep Fitted Wardrobe.

Bedroom Two 12' 9" into fitted cupboard x 6' 8" (3.88m x 2.03m)

Brand New Fitted Carpet, uPVC D/g Window to Front, Radiator with Cover, Coving to Ceiling, Door to Large Fitted Cupboard with Slat Shelving.

Family Bathroom Suite 7' 6" x 4' 10" (2.28m x 1.47m)

Laminate 'Tile Effect' Flooring, Panel Bath with Attached Shower to Mixer Tap, Close-Coupled W.c, Pedestal Wash Hand Basin, Chrome Ladder Radiator, Fully Tiled Walls, uPVC Obscured D/g Window to Front.

Front Garden - Low-Maintenance –

Stone Chippings, Outside Tap, Lockable Side Gate Access to Rear Garden.

Landscaped Rear Garden - Backs onto Woodland

Raised Decking from Lounge, Laid Lawn, Stone Chippings with a Further Raised Decking/Seating Area to the Rear of the Garden. Outside Lighting, Wood Panel Storage Shed.

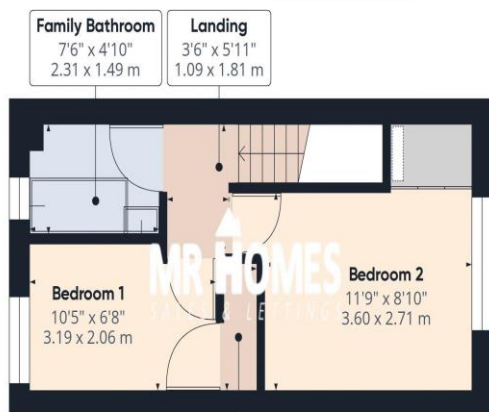
Private Driveway



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[®]

561.41 ft²
52.16 m²

Reduced headroom

54.35 ft²
5.05 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.

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CARDIFF WEST

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