

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

**MR HOMES**  
SALES & LETTINGS



Nant-Yr-Arthur,  
The Drope,  
Cardiff CF5 4TY

Guide Price £250,000 to £260,000  
Freehold

# Nant-Yr-Arthur

## The Drope, Cardiff, CF5 4TY

### Overview

- MODERN 3-BED SEMI-DETACHED FAMILY HOME
- RE-FITTED KITCHEN/DINER
- SOLID OAK DOORS
- CONVERTED GARAGE (LOUNGE/BEDROOM & SHOWER ROOM)
- DOUBLE GATED LARGE DRIVEWAY
- ENCLOSED REAR GARDEN
- ALL BEDROOMS HAVE FITTED WARDROBES
- CORNER PLOT
- uPVC D/G & GAS C/H with BAXI 600 COMBI-BOILER
- FREEHOLD



A MODERNISED 3-BED SEMI-DETACHED FAMILY HOME SET ON A CORNER PLOT - THE DETACHED GARAGE HAS BEEN CONVERTED FOR USE AS A LOUNGE/BEDROOM & EN-SUITE - THE PROPERTY INTERNALLY HAS BEEN RENOVATED TO A HIGH STANDARD MEANING YOU CAN MOVE STRAIGHT IN - FRONT & REAR GARDENS ARE ENCLOSED - THE LARGE DRIVEWAY IS DOUBLE GATED - THE PROPERTY IS FREEHOLD.

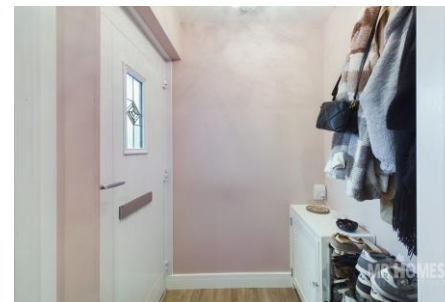
**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Porch, Lounge, Re-Fitted Kitchen/Diner, 1st Floor Landing, Bedrooms 1, 2, 3 all with Fitted Wardrobes & a Re-Fitted Family Bathroom Suite. The Detached Garage has been Converted into a Lounge/Bedroom with an En-Suite Shower Room. Front garden is Low-Maintenance & Enclosed, The South-East Facing Rear Garden is also Enclosed. Large Driveway which holds Several Vehicles is Double Gated. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI 600 Combi-Boiler.

**EPC Rating = Awaiting Assessment...**

**Council Tax Band = D.**

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

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



**Entrance Porch**

3' 9" x 3' 4" (1.14m x 1.02m)

**Living Room**

14' 3" x 13' 7" (4.34m x 4.14m)

**Kitchen/Diner**

13' 7" x 10' 8" (4.14m x 3.25m)

**First Floor Landing**

9' 5" x 5' 11" (2.87m x 1.80m)

**Bedroom 1**

11' 6" to front of fitted wardrobe x 8' 7" (3.50m x 2.61m)

**Bedroom 2**

9' 6" x 5' 7" min (2.89m x 1.70m)

**Bedroom 3**

6' 8" x 6' 0" (2.03m x 1.83m)

**Family Bathroom**

7' 5" x 6' 4" (2.26m x 1.93m)

**Converted Garage - Lounge/Bedroom**

11' 4" x 8' 4" (3.45m x 2.54m)

**Converted Garage - En-Suite - Shower Room**

6' 0" x 4' 5" (1.83m x 1.35m)

**Front Garden - Low-Maintenance & Enclosed**

**Private Driveway - Holds Several Vehicles - Double Gated**

**Rear Garden - Enclosed - South-East Facing**



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.



## CARDIFF OFFICE

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