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MR HOMES
SALES & LETTINGS



Coedriglan Drive
The Drope.
Cardiff. CF5 4UQ

Guide Price £249,950 - £259,950
Freehold

Coedriglan Drive, The Drope, Cardiff. CF5 4UQ.

- EXTENDED HOUSE
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C.
- UTILITY ROOM
- CONSERVATORY
- FITTED KITCHEN
- DRIVEWAY
- SOUTHWEST FACING GARDEN
- COMBI BOILER
- FREEHOLD



EXTENDED TWO BEDROOM SEMI DETACHED HOUSE FREEHOLD

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

MR Homes are pleased to offer *FOR SALE* this Modern Two Bedroom Extended Family Home. This charming and spacious family home is located in a sought-after, welcoming residential area. This delightful property combines modern living with a touch of elegance, offering a perfect setting for you and your family. The Location is ideal with excellent transport links with easy access to the M4 motorway and regular bus service to Cardiff city centre and access to the A48. Convenient access to Culverhouse Retail Park, featuring supermarkets, home stores and popular eateries. For families, Coedriglan Drive offer an array of local schools including Primary age: St Fagans Church of Wales and just a short distance to Pentreban and Danescourt Primary Schools. Comprehensive age: Catchment for Bishop of Llandaff High and Mary Immaculate. The Property Briefly Comprising of: Entrance Hall, Fitted Kitchen, Two Reception Rooms, Conservatory, Staircase to the 1st Floor landing with Loft Space Two Bedroom and a Modern Family Bathroom. The Front Garden is Low-Maintenance With Driveway for Two Cars and the Enclosed Rear Garden Backs Onto Woodland and has a Large Patio Area. You also have the Benefit of having uPVC Double Glazing Windows & Gas Central Heating. Don't miss this fantastic opportunity to make Coedriglan Drive your new home.

To submit your offer, please visit: [Make an Offer \(mr-homes.co.uk\)](http://mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team



FREE MORTGAGE ADVICE AVAILABLE ON REQUEST

Outside Front

Block paved driveway to one side and concrete driveway in front of garage conversion

Entry

3' 1" x 4' 2" (0.94m x 1.27m)

Accessed via uPVC front door with obscured DG panel; laminate flooring; access to main hallway via timber door with obscured glazing

Hallway

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

Laminate flooring; double radiator; Honeywell thermostat control; Citadel Alarm Panel; RCD Consumer Unit; open plan to kitchen and access to Living Room and Garage Conversion

Kitchen

7' 11" x 8' 0" (2.41m x 2.44m)

Laminate flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl and draining board and stainless steel mixer tap; integrated Belling 4-ring gas hob; integrated Bush electric fan-assisted oven; space and plumbing for washing machine; space for free-standing fridge/freezer; gas central heating Combi boiler: Ideal Logic Combi 24

Garage Conversion

11' 9" x 7' 8" (3.58m x 2.34m)

Laminate flooring; single radiator; uPVC DG window to front

Utility Room/Downstairs WC

5' 4" x 7' 9" (1.62m x 2.36m)

Rear of the garage conversion; vinyl flooring; double radiator; space for tumble dryer; vanity unit housing sink with stainless steel mixer tap; WC (macerator - not connected to mains drainage); wall mounted cupboard; uPVC door with obscured DG panel provides access to rear garden; access hatch to loft area

Living Room

16' 7" x 11' 9" (5.05m x 3.58m)

Laminate flooring; features fireplace with electric coal effect fire; double radiator; staircase rising to first floor; access to conservatory through sliding patio doors

Conservatory

13' 6" x 11' 6" (4.11m x 3.50m)

Accessed via aluminium sliding patio doors; laminate flooring; uPVC construction with obscured DG glazing to one aspect and clear DG to two remaining aspects, including uPVC double doors providing access to rear garden; MYSON hi-line heating/cooling unit

First Floor Landing

3' 6" x 5' 10" (1.07m x 1.78m)

Carpeted; access to Bedrooms 1&2 and Family Bathroom; loft hatch

Bedroom 1

11' 10" MIN x 8' 8" MIN (3.60m x 2.64m)

Carpeted; built-in wardrobes; double radiator; uPVC DG window to rear

Bedroom 2

10' 6" x 6' 10" PLUS CUPBOARD (3.20m x 2.08m)

Carpeted; double radiator; cupboard with hanging rail and staircase access into loft space; uPVC DG window to front

Family Bathroom

7' 8" x 4' 11" (2.34m x 1.50m)

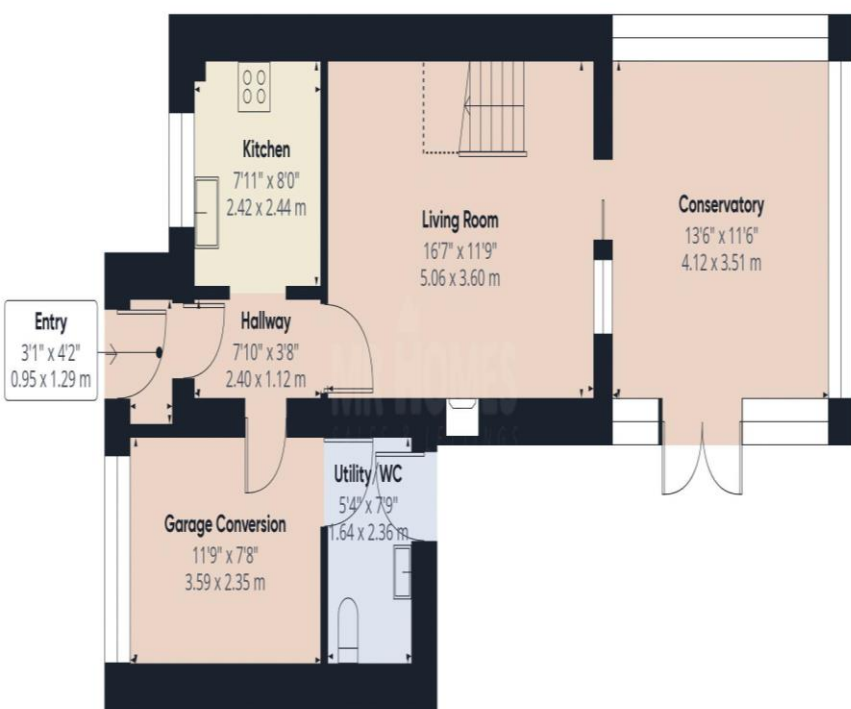
Vinyl Flooring; partly tiled walls; matching white suite consisting of pedestal wash hand basin with separate hot and cold taps, WC and panelled bath with separate hot and cold taps and electric Triton Enrich shower over; chromed ladder type radiator; uPVC obscured DG window to front

Rear Garden

Mainly laid with stone paving slabs; enclosed on all sides with timber fencing



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0

Approximate total area⁽¹⁾

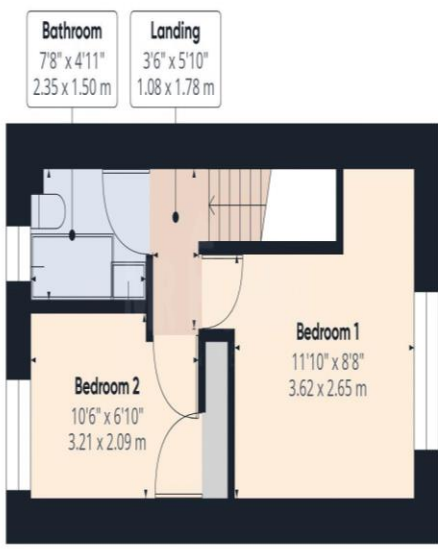
856.05 ft²

79.53 m²

Reduced headroom

13.99 ft²

1.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

— Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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