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MR HOMES
SALES & LETTINGS



Traherne Drive
The Drope, Cardiff
CF5 4UL

Guide Price £300,000 to
£325,000

FREEHOLD

Traherne Drive, The Drope, Cardiff, CF5 4UL

- NO CHAIN
- 3-BEDROOM SEMI DETACHED with GARAGE
- PRIVATE DRIVEWAY
- FRONT GARDEN & LARGE REAR GARDENS
- MODERN KITCHEN
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- LUXURY BATHROOM
- uPVC DG & GAS C/H
- FREEHOLD



NO CHAIN.

MR Homes are delighted to represent our client in bringing to the market this beautifully presented modern family home in the highly sought-after location of The Drope. The property briefly comprises: entrance hall; living room; dining room; kitchen; staircase rises to first floor landing; Bedrooms 1, 2 & 3 and Family Bathroom. The front of the property is immaculate, with a driveway leading up to the property's tandem garage, area laid to lawn with steps leading to the front door. The rear garden is just as immaculate as the front of the property, providing a fantastic space to relax and unwind or socialise with friends and family, offering a generous patio area laid with brickwork in a delightful herringbone pattern and the remainder laid to lawn with borders edged with tasteful grey chippings and mature shrubs.

EPC Rating: C

Council Tax Band: D

Mains Electricity and Gas, Water & Sewage Connected to Mains Drains

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Concrete driveway; area laid to lawn enclosed with low-level brick wall; stepped access to front door laid with paving slabs

Entrance Hallway

8' 4" x 4' 8" MAX (2.54m x 1.42m)

Accessed via uPVC door with obscured and leaded DG panel; laminate wood flooring; single radiator; Accenta+ Alarm Control Unit; Hive Central Heating Control Unit; RCD Consumer Unit; access to Living Room through solid timber door; carpeted staircase rising to first floor

Living Room

14' 10" x 11' 5" (4.52m x 3.48m)

Laminate wood flooring; single radiator; bay window to front with leaded DG; access to Kitchen via timber door with clear glazed panels

Kitchen

10' 1" x 7' 4" (3.07m x 2.23m)

Laminate wood flooring; 2 x double radiators; matching wall and base units with worktops over and tiled splash backs; integrated 4-ring gas hob with extractor hood over; integrated electric fan-assisted oven; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine or dishwasher; space for free-standing fridge/freezer; cupboard housing gas central heating boiler: Glowworm Flexicom 18hx; uPVC DG window to rear

Dining Room

10' 2" x 7' 3" (3.10m x 2.21m)

Laminate wood flooring; under stairs storage cupboard; uPVC double doors with clear DG panels providing access to rear garden

First Floor Landing

10' 5" x 5' 9" (3.17m x 1.75m)

Carpeted; access to Bedrooms 1, 2 & 3 and Family Bathroom; cupboard containing hot water cylinder and shelving; access hatch to loft

Bedroom 1

13' 9" x 8' 2" (4.19m x 2.49m)

Carpeted; double radiator; fitted wardrobes; uPVC leaded DG window to front

Bedroom 2

11' 6" x 8' 1" (3.50m x 2.46m)

Carpeted; single radiator; uPVC DG window to rear

Bedroom 3

9' 2" x 6' 5" (2.79m x 1.95m)

Carpeted; single radiator; uPVC leaded DG window to front

Family Bathroom

5' 8" x 6' 6" (1.73m x 1.98m)

Tiled flooring; fully tiled walls; panelled bath with glass shower screen, stainless steel mixer tap and MIRA Decor electric shower over; vanity unit incorporating sink with stainless steel mixer tap and WC; uPVC obscured DG window to rear

Rear Garden

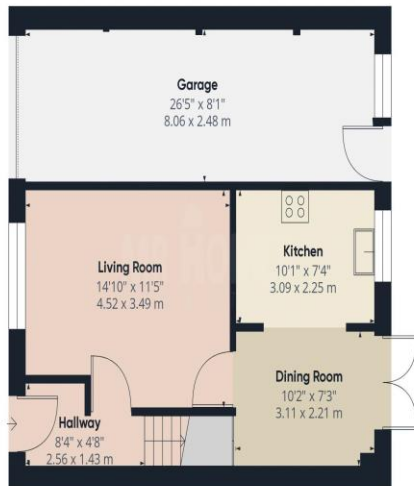
Patio area with block paving, rear half of the garden is laid to lawn with edged borders containing grey shale chippings and mature shrubs; block paved steps lead down to rear access to the property's garage

Garage

Manual up and over door provides vehicular access to front; concrete flooring; power and light; space and plumbing for washing machine; space for tumble dryer; worktop; rear pedestrian access via uPVC door with obscured glazed panel and cat flap, uPVC DG window to side facing rear garden; vaulted ceiling



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



Floor 1



Approximate total area⁽¹⁾
920.85 ft²
85.55 m²

(1) Excluding balconies and terraces

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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