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MR HOMES
SALES & LETTINGS



Jestyn Close,
The Drope,
Cardiff CF5 4UR

Guide Price £289,950
Freehold

Jestyn Close, The Drope, Cardiff. CF5 4UR.

- BEAUTIFULLY PRESENTED 3-BED FAMILY HOME
- SOUTH-WEST FACING PRIVATE & ATTRACTIVE REAR GARDEN
- SPACIOUS LIVING ROOM
- FULLY FITTED & MODERN KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES
- DINING ROOM/ STUDY
- MODERN & RE-FITTED BATHROOM SUITE
- ALL BEDROOMS with QUALITY FITTED 'THICK PILE' CARPETS
- LARGE 'BRICK-PAVED' DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



A BEAUTIFULLY PRESENTED & MODERNISED 3-BEDROOM FAMILY HOME YOU CAN MOVE STRAIGHT IN AS THE DECOR THROUGHOUT IS TO A VERY HIGH STANDARD
THE PROPERTY ENJOYS A PRIVATE & ENCLOSED SOUTH-WEST FACING REAR GARDEN

A LARGE BRICK-PAVED RIVEWAY TO FRONT
A SPACIOUS LIVING ROOM, A FULLY FITTED KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES & COMPLETING THE GROUND FLOOR A SPACIOUS DINING ROOM/STUDY.
THE FIRST FLOOR HAS 3 BEDROOMS ALL FITTED WITH QUALITY 'THICK PILE' CARPETS & A RE-FITTED & MODERN MATCHING BATHROOM SUITE LOCATED IN A SOUGHT-AFTER AREA OF THE DROPE FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home, comprising in brief detail; Entrance Hallway, Living Room, Fully Fitted Kitchen, Dining Room/Study, 1st Floor Landing, Bedroom1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Attic has Attached Ladders, is Insulated & Half Boarded, PowerPoints & Lighting accessed via Attached Ladders. The Outside Front is Low-Maintenance and has a Lockable Side Gate Giving Access into the Side & Rear South-West facing Rear Garden. Large Brick-Paved Driveway to Front holds Several Vehicles. uPVC Double Glazing Windows & Gas Central Heating Powered by an i30 Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/jestynclose48ap/>

EPC Rating = C. Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Entrance Hallway

5' 10" x 4' 10" (1.78m x 1.47m)

Enter via Composite Door, Slate Tile Flooring, Radiator, Coving.

Living Room

16' 5" x 12' 1" (5.00m x 3.68m)

Laminate Flooring, Radiator with Cover & 2nd Radiator, Coving, uPVC D/g Window to Rear, uPVC D/g French Door to Rear Garden



Kitchen/Breakfast Room - Re-Fitted

10' 3" x 8' 0" (3.12m x 2.44m)

Slate Tile Flooring cont'd from Entrance Hallway, Matching Wall & Base Units with Roll Top Work Surfaces Over & Tiled Splashbacks, Breakfast Bar, Radiator, Sink & Drainer with Mixer Tap, uPVC D/g Window to Front, Integrated Appliances include; Fridge-Freezer, Washing Machine & Dishwasher, 5x Ring Gas Burner/Hob with Modern Extractor Hood Over, Fan Assisted Electric Oven, Inset Spotlights to Ceiling, Underlighting to Wall Units & Plinths.

Dining Room / Study

16' 5" x 7' 9" (5.00m x 2.36m)

Laminate Flooring, uPVC D/g Window to Front, Radiator, Picture Rail & Coving.

1st Floor Landing - L-Shaped

8' 7" x 3' 5" min (2.61m x 1.04m)

Fitted Carpet, Hatch to Insulated & 1/2 Boarded Loft, PowerPoints, Lighting, Attached Ladders.

Bedroom 1

12' 6" x 9' 9" (3.81m x 2.97m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Coving, Fitted Wardrobes with Mirrored Sliding Doors.



Bedroom 2

9' 0" x 8' 5" (2.74m x 2.56m)

Fitted Carpet, uPVC D/g Window to Front, Radiator, Coving, Large Fitted Cupboard with Hanging Rails & Slat Shelving.

Bedroom 3

9' 6" x 6' 5" (2.89m x 1.95m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, Coving, Feature Wall.

Family Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Tiled Flooring, Panel Bath with Chrome Hot 'n' Cold Taps Over, Mixer Shower & Dual Rainfall & Handheld Shower Heads, Glass Shower Screen, Close-Coupled W.c & Wash Hand Basin with Chrome Mixer Tap Encased in Vanity Unit, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Front, Fully Tiled Walls.



Outside Front - Low-Maintenance - Lockable Side Gate Access to Rear Garden

Large 'Brick-Paved' Driveway (Holds Several Vehicles)

Attractive & Private Rear Garden – Enclosed & SOUTH-WEST FACING

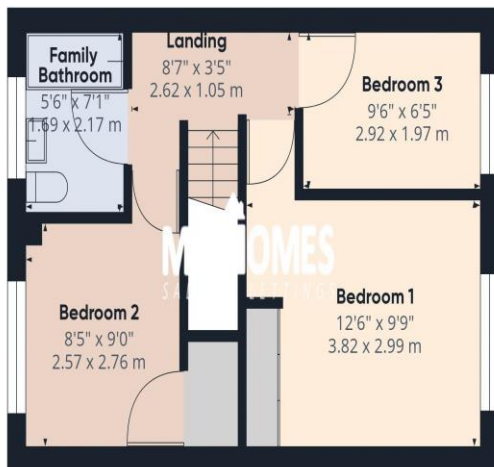
Brick Paved Patio to Rear & Side of Property Leading to Lawned Area with a Range of Shrubs & Mature Trees to Borders all Enclosed by Feather Edge Fencing. Outside Lighting. Wooden Panel Storage Shed.



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⁾

815.47 ft²
75.76 m²

Reduced headroom

3.98 ft²
0.37 m²

(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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To submit your offer, please visit:
www.mr-homes.co.uk/make-an-offer