

02920 204 555

Homes House. Suite 9 & 10  
253 Cowbridge Road West,  
Cardiff. CF5 5TD  
Email: SALES@mr-homes.co.uk

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Traherne Drive,  
The Drope,  
Cardiff CF5 4UL

Guide Price £239,950 to £249,950  
Freehold

# Traherne Drive, The Drope, Cardiff. CF5 4UL.

- EXTENDED & 2-BED SPACIOUS FAMILY HOME - MOVE STRAIGHT IN
- MODERN OPEN-PLAN LIVING
- CLOAKROOM/DOWNSTAIRS W.C
- OPEN-PLAN KITCHEN/BREAKFAST ROOM & DINING/SITTING ROOM
- BI-FOLDING DOORS TO REAR GARDEN
- INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS with FITTED WARDROBES
- RE-FITTED FAMILY BATHROOM
- PRIVATE 'BRICK-PAVED' TRIPLE DRIVEWAY
- ENCLOSED REAR GARDEN



AN EXTENDED & MODERN 2-BED END-OF-LINK FAMILY HOME –  
- IDEAL FOR FIRST TIME BUYERS -  
EXPERIENCE OPEN-PLAN MODERN LIVING with the RE-FITTED  
KITCHEN, MINERVA WORKTOPS - INTEGRATED APPLIANCES -  
BREAKFAST BAR/ISLAND - SITTING & DINING SPACE  
BI-FOLDING DOORS - STYLISH SPIRAL STAIRCASE  
2x DOUBLE BEDROOMS with FITTED WARDROBES  
RE-FITTED FAMILY BATHROOM SUITE  
PRIVATE 'BRICK-PAVED' TRIPLE DRIVEWAY TO FRONT  
ENCLOSED REAR GARDEN  
TENURE: FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this Extended 2-Bedroom End-Of-Link Property, Modernised to a Very Good Standard Throughout, comprising in brief; Entrance Hall, Cloakroom/Downstairs W.c, Re-Fitted Kitchen/Breakfast Room Open-Plan to the Sitting & Dining Room, Spiral Staircase to the First Floor Landing, Bedroom 1 with Fitted Wardrobes, Bedroom 2 with Fitted Wardrobes & a Re-Fitted Family Bathroom Suite. Private 'Brick-Paved' Triple Driveway to Front & an Enclosed Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Halstead ACE HE 30kw Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/trahernedrive32ap>

EPC Rating = C.  
Council Tax Band = C.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## Outside Front & Private Triple Driveway

Fully Brick-Paved with Border.

### Entrance Hall

6' 10" x 5' 5" (2.08m x 1.65m)

Enter via Composite Door, Tiled Flooring, 10 Bar Vertical Radiator, Inset Spotlights to Ceiling, Oak Door to Cloakroom/Downstairs W.c, Doorway to;

### Cloakroom/ Downstairs W.c

4' 3" x 2' 3" (1.29m x 0.69m)

Close-Coupled W.c, Single panel Radiator, Wall Light.

### OPEN-PLAN Kitchen/ Dining Room & Sitting Room

24' 10" max x 20' 0" max (7.56m x 6.09m)

LVT Flooring, Breakfast Bar Island with Minerva Tops & Base Cupboards, Wall & Base Units with Minerva Worktops & Tiled Splashbacks, Stainless Steel Sink with Drainer to Worktop & Rose Gold Effect Mixer Tap, 5x Ring Gas Hob, Cooke & Lewis Extractor Hood Over, Fan Assisted Neff Electric Oven & Microwave Above, Integrated Fridge-Freezer & Beko Dishwasher, Plumbed for Washing Machine, Modern Vertical Bar Radiator, Inset Spotlights to Ceiling, 2x Velux Skylights to Vaulted Roof, 2x uPVC D/g Windows to Front 1x uPVC D/g Window to Rear, Bi-Folding Doors to Rear Garden. Spiral Staircase to the 1st Floor Landing.

### First Floor Landing

7' 7" x 3' 0" (2.31m x 0.91m)

Fitted Carpet to Spiral Staircase & Landing, Oak Doors to Bedroom 1, Bedroom 2 & the Family Bathroom Suite, Hatch to Insulated Attic.

### Bedroom 1

10' 9" to front of fitted wardrobe x 9' 0" (3.27m x 2.74m)

Fitted Carpet, uPVC D/g Window to Rear, Modern Vertical Bar Radiator, Feature Panel Wall, 3x Mirrored Sliding Doors to Fitted Wardrobe.

### Bedroom 2

10' 4" x 7' 10" (3.15m x 2.39m)

Fitted Carpet, uPVC D/g Window to Front, Modern Vertical Bar Radiator, 3x Mirrored Sliding Doors to Fitted Wardrobe, housing a Halstead ACE HE 30kw Combi-Boiler.

### Family Bathroom Suite - Re-Fitted

7' 7" x 4' 10" (2.31m x 1.47m)

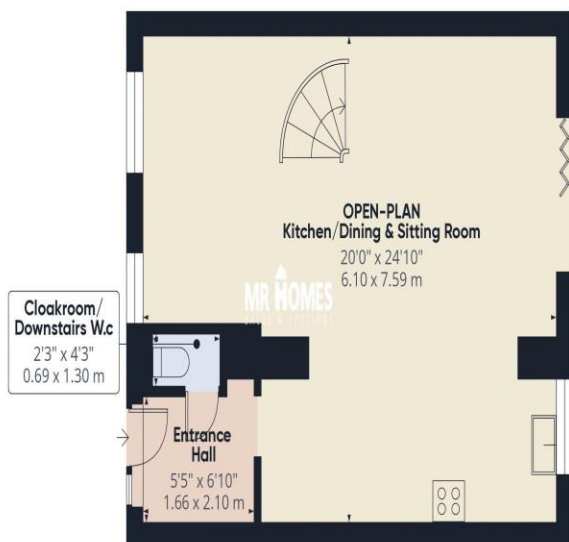
Tiled Flooring, P-Shaped Bath with Mixer Tap in Black, Matching Mixer Shower over with Dual Rainfall & Handheld Showerheads, Glass Shower Screen, Hand Wash Basin with Mixer Tap in Black Set in Vanity Unit, Close-Coupled W.c, uPVC D/g Window to Side, Chrome Ladder/Towel Radiator, Inset Spotlights to Ceiling, Fully Tiled Walls.

### Rear Garden - Enclosed with Feather Edge Fencing

Patio to Laid Lawn with a 2nd Patio at the Foot of the Garden, Outside Light & Outside Tap.



**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.



Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

789.63 ft<sup>2</sup>  
73.36 m<sup>2</sup>

**Reduced headroom**

34.99 ft<sup>2</sup>  
3.25 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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