

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



Nant Y Rhos,  
The Drope,  
Cardiff CF5 4UD

Guide Price £159,995 to £169,995  
Freehold



# Nant Y Rhos, The Drope, Cardiff. CF5 4UD.

- NO CHAIN - MOVE STRAIGHT IN
- A MODERN 1-BED HOUSE
- LIVING/DINING ROOM
- FITTED KITCHEN
- DOUBLE BEDROOM with FITTED WARDROBE
- FITTED WARDROBE & CUPBOARDS TO LANDING
- MODERN BATHROOM SUITE
- LARGE BRICK-PAVED DRIVEWAY
- SOUTH-FACING REAR GARDEN - ENCLOSED & LOW-MAINTENANCE
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



NO CHAIN - MOVE STRAIGHT INTO THIS MODERN 1-BED HOUSE IN THE SOUGHT AFTER AREA OF THE DROPE CARDIFF - SPACIOUS LIVING/DINING ROOM - FITTED KITCHEN - DOUBLE BEDROOM with FITTED WARDROBE - MODERN BATHROOM SUITE - FITTED WARDROBES & FITTED CUPBOARDS TO THE LANDING - LARGE 'BRICK-PAVED' DRIVEWAY TO FRONT - LOW-MAINTENANCE FRONT GARDEN - ENCLOSED SOUTH-FACING REAR GARDEN - FURTHER OUTSIDE ENCLOSURE - TENURE: FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 1x Double-Bedroom Property, comprising in brief; Entrance Hall, Living/Dining Room, Archway to the Fitted Kitchen, Staircase to the 1st Floor Landing, Sliding Mirrored Doors to the Fitted Wardrobes, Cupboards with Fixed Shelving & Airing Cupboard with Slat Shelving, Hatch to Insulated Loft, Double Bedroom with Fitted Wardrobe, 3-Piece White Matching Bathroom Suite. Large 'Brick-Paved' Driveway to Front, Low-Maintenance Front Garden, South-Facing Enclosed Rear Garden, Further Enclosure with Lockable Gate. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ariston E-Combi evo 24Kw Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/nantyrhos1ap/>

EPC Rating = C.

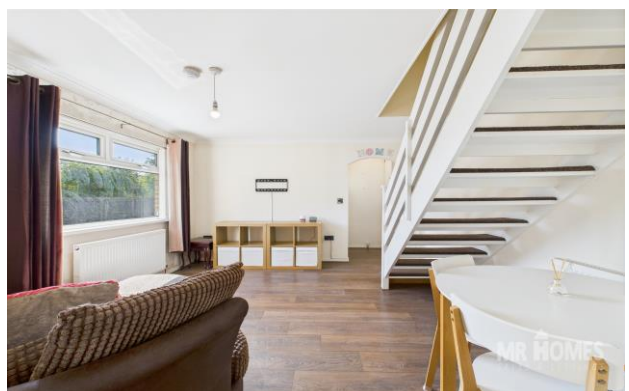
Council Tax Band = B.

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

\*\*\* Prime Location \*\*\* The property offers easy access to a number of Local Shops, Amenities, Parks and Excellent Transport Links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 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 YOUR REQUEST**

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



## Front Garden

Low Maintenance Front Garden, Stone Chippings, Gate to Enclosed Rear Garden

## Entrance Hall - 3' 9" x 3' 4" (1.14m x 1.02m)

Entered via uPVC Door, Laminate Floor, Electric Meter Cupboard and Gas Meter Cupboard, Wall Mounted Electric RCD Consumer Units, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Archway to Living/Dining Room.

## Living/Dining Room - 12' 1" x 12' 0" (3.68m x 3.65m)

Laminate Flooring Continued, uPVC D/g Window to Front, 2 x Double Panel Radiators, Plastered Walls and Plastered Ceiling, Coving to Ceiling Archway to Kitchen, Staircase to First Floor Landing.

## Kitchen - 11' 11" x 5' 7" (3.63m x 1.70m)

Tiled Flooring, Matching Wall and Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink and Drainer With Mixer Tap, uPVC D/g Window to Front, Indesit 4 Ring Ceramic Hob With Extractor Hood Over, Indesit Electric Oven, Indesit Under Counter Fridge, Plumbed for Washing Machine, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Under Lighting Under the Wall Units.

## Stairs/First Floor Landing - 6' 0" x 3' 4" (1.83m x 1.02m)

Fitted Carpet, Hatch to Insulated Loft, Doors to Bedroom 1 and Bathroom Suite, 2 x Sliding Mirror Doors to Fitted Wardrobes With Fixed Shelving and Slat Shelving underneath the Ariston E-Combi evo 24kw Combi-Boiler.

## Double Bedroom - 11' 6" x 8' 9" (3.50m x 2.66m)

Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling, 2 x Mirror Doors to Fitted Wardrobe with Fixed Shelf Top.

## Bathroom Suite - 6' 2" x 5' 8" (1.88m x 1.73m)

Laminate Flooring, Panel Bath with Hot and Cold Taps Over, Electric Shower Over, Folding Glass Shower Screen, Pedestal Wash Hand Basin with Mixer Tap Over, Close Coupled W.c., 2 x Walls Fully Tiled, 2 x Walls Tiled to Half Height, Chrome Ladder/Towel Radiator, uPVC Obscure D/g Window to Front, Plastered Walls & Plastered Ceiling, Coving to Ceiling.

## Rear Garden Low-Maintenance & Enclosed - SOUTH-WEST FACING

Enclosed Rear Garden, South-West Facing.

## 2nd Outside Enclosure - Enclosed by Fencing

## Private 'Brick-Paved ' Driveway

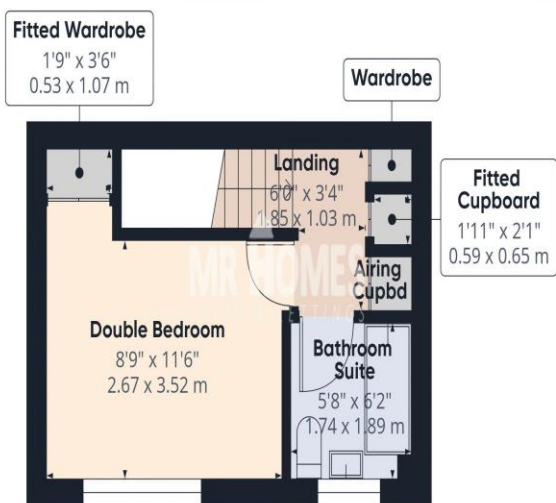
Large Brick Paved Driveway to Front.



**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

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

411 ft<sup>2</sup>  
38.2 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 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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