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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Coedriglan Drive,
The Drope,
Cardiff CF5 4UQ

Guide Price £200,000 to £210,000
Freehold

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

- ***ATTENTION LANDLORDS/INVESTORS***
- CURRENT TENANTS PAY £950 PER CALENDAR MONTH
- 5.4% APPROX. ANNUAL RENTAL YIELD
- MODERN & VERY WELL PRESENTED 2-BED HOUSE
- MODERN KITCHEN & BATHROOM
- POSITIONED ON A QUIET CUL-DE-SAC
- ALLOCATED PARKING SPACE TO FRONT
- SOUTH-EAST FACING REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI
- TENURE: FREEHOLD



***** NO CHAIN SALE *****

ATTENTION LANDLORDS/INVESTORS!!!

RENT SMART WALES REGULATED PROPERTY

TENANTS PAY £950 PER CALENDAR MONTH

5.4% APPROX. ANNUAL RENTAL YIELD - 2-BED MODERN PROPERTY LOCATED ON A QUIET CUL-DE-SAC - VERY WELL PRESENTED THROUGHOUT TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this 2-Bedroom Terraced Property, comprising in brief; Entrance Hall, Archway to the Modern Kitchen, Spacious Living/Dining Room, Staircase to the 1st Floor Landing, Bedroom 1 with a Fitted Wardrobe, Bedroom 2 with a Fitted Wardrobe/Fitted Cupboard & a Modern Family Bathroom Suite. Front Garden and an Attractive South-East Facing Rear Garden, which is Enclosed. Allocated Parking Space to Front. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic Combi 24kW Combi-Boiler.

360 Degree VR Tour Link: <https://tour.giraffe360.com/coedriglandrive124ap>

EPC Rating = D. & Council Tax Band = D.

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

**** Prime Location ****

The property offers easy access to a number of local amenities, is close to schools, parks and has 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) 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



Front Garden

Laid To Lawn, Patio Steps Up to Front Door, Wall Mounted Welcome Light.

Entrance Hallway

7' 9" x 3' 8" (2.36m x 1.12m)

Entered Via uPVC Obscure D/g Door, Laminate Flooring, Double Panel Radiator, Dado Rail, Inset Spotlights To Ceiling, Wall Mounted Electric RCD Consumer Unit (Fitted 9/5/2023), Plastered Walls And Plastered Ceiling, Archway To Kitchen.

Living Room

16' 8" x 11' 10" (5.08m x 3.60m)

Laminate Flooring, uPVC D/g Patio Sliding Door To Rear Garden, 2 x Single Panel Radiators, Plastered Walls And Textured Ceiling, Staircase To First Floor Landing.

Kitchen

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

Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, White Hi-Gloss Doors And Drawers, Stainless Steel Sink And Drainer With Mixer Tap, uPVC D/g Window To Front, Hisense Ceramic Electric Hob With Extractor Hood Over, Hisense Fan Assisted Electric Oven, Space For Tall Fridge/Freezer, Plumbed For Washing Machine, Wall Mounted Ideal Logic Combi 24kW Combi-Boiler, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling

Staircase/First Floor Landing

5' 10" x 3' 9" (1.78m x 1.14m)

Fitted Carpet To Stairs and Landing, Hatch To Loft, Plastered Walls And Textured Ceiling, Doors To Bedroom 1, Bedroom 2 And Family Bathroom.

Bedroom 1

11' 11" x 8' 8" (3.63m x 2.64m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Double Doors To Fitted Wardrobe, Plastered Walls And Plastered Ceiling.

Bedroom 2

10' 5" x 6' 9" (3.17m x 2.06m)

Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Textured Ceiling, 2 x Doors To Fitted Cupboard/Wardrobes, One Has A Hanging Rail, The Other Has Slat Shelving.

Family Bathroom

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

Vinyl Flooring, Panel Bath With Chrome Mixer Tap And Chrome Mixer Shower Over, Ceiling Mounted Extractor Fan, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close Coupled W.c., Panelled Walls, uPVC Obscure D/g Window To Rear, Single Panel Radiator.

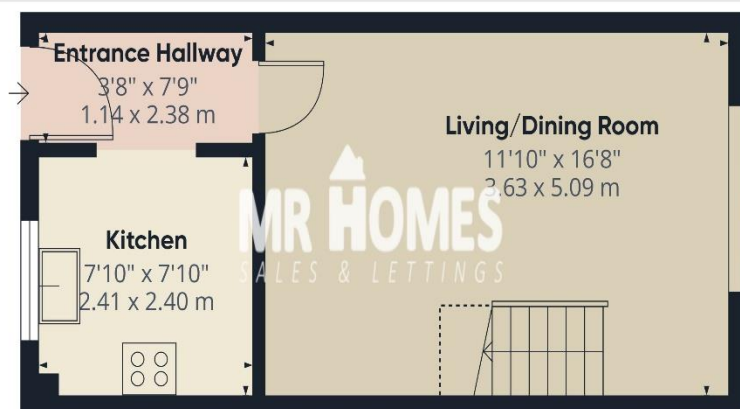
Rear Garden

Enclosed Rear Garden, South-East Facing, Patio To laid Lawn, Range of Plants, Shrubs and Flowers.

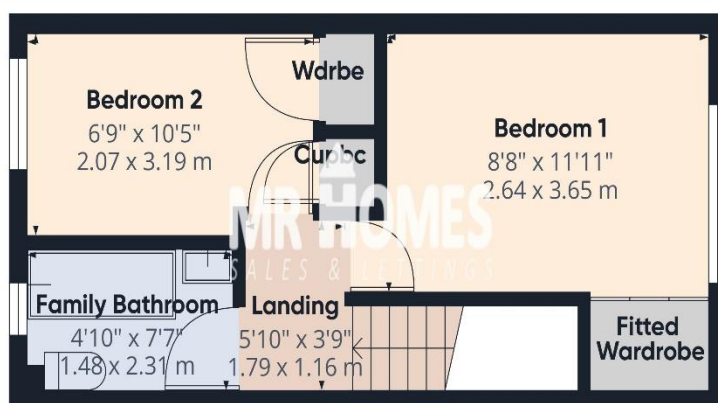
Allocated Parking Space to Front.



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.



Ground Floor



1st Floor

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

557 ft²

51.8 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference theRICS (RPS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFTE360

CARDIFF & THE VALE

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To submit your offer, please visit:
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