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MR HOMES
SALES & LETTINGS



Coed Arhyd,
The Drope, Cardiff
CF5 4TZ

Offers in Excess of £300,000 Freehold

Coed Arhyd, The Drope, Cardiff. CF5 4TZ.

- *** NO CHAIN ***
- 3-BED DETACHED BUNGALOW
- RE-FITTED MODERN KITCHEN
- SPACIOUS LIVING ROOM
- RE-FITTED SHOWER ROOM & 2nd W.C
- SOUTH-EAST FACING REAR GARDEN
- LARGE PRIVATE DRIVEWAY
- EXTENDED GARAGE with REMOTE SHUTTER DOOR
- uPVC D/G WINDOWS & GAS C/H
- TENURE: FREEHOLD



*** NO CHAIN ***

AN EXTENDED 3-BED DETACHED BUNGALOW
SOUTH-EAST FACING REAR GARDEN - LARGE FRONT GARDEN -
PRIVATE DRIVEWAY - EXTENDED DETACHED GARAGE
TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** with **No Ongoing Chain** This Extended 3-Bedroom Detached Bungalow Located in the Sought-After Area of 'The Drope' Cardiff, and comprises in brief; Entrance Hallway, Spacious Living Room, Re-Fitted Shower Room, 2nd Separate W.c, Extended Bedroom 1 with Fitted Wardrobes, Extended Bedroom 2, Bedroom 3 with Fitted Bedroom Furniture. Large Front Garden, which is Laid to Lawn, An Enclosed South-East Facing Rear Garden. Private Driveway leads to the Detached and Extended Garage with Pitched Roof and Remote Shutter Door. The property further benefits from; uPVC Double Glazing Windows, Gas Central Heating & Solar Panels.

360 VR Tour Link > <https://tour.giraffe360.com/coedarhyd10ap>

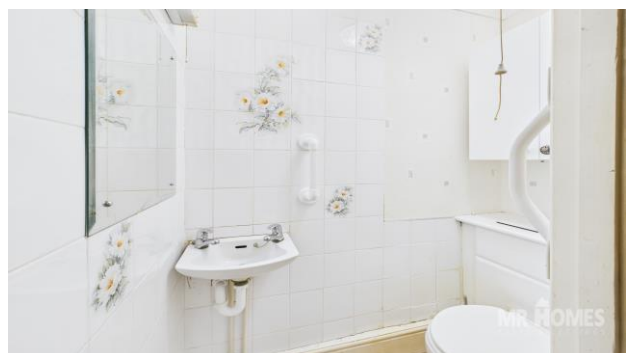
EPC Rating = Awaiting Assessment...
Council Tax Band = E.

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, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 9' 6" x 5' 3" (2.89m x 1.60m)

Entered Via Composite D/g Obscure Door, Hardwood Flooring on Entry, Fitted Carpet, Radiator with Radiator Cover, Hatch to Loft, Doors to Living Room, Kitchen, Bedroom 1, Bedroom 2, Bedroom 3 And Shower Room, Door to Separate W.c., Door to Airing Cupboard.

Living Room - 18' 0" x 10' 10" (5.48m x 3.30m)

Fitted Carpet, uPVC D/g Bay Window to Front, Radiator with Radiator Cover, uPVC D/g Window to Side, Coving to Ceiling.

Kitchen - 10' 10" x 8' 4" (3.30m x 2.54m)

Refitted And Modern Kitchen, Vinyl Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Soft Closing Doors And Drawers, 4 Ring Hotpoint Ceramic Hob With NEFF Extractor Hood Over, Electric Waist Height Cooker, Stainless Steel Circular Sink With Chrome Mixer Tap Over, Integrated NEFF Dishwasher, Integrated Beko Tumble Dryer, Plumbing And Space For Washing Machine, Space For Tall Fridge/Freezer, Worcester Greenstar 30CDi Classic Regular Boiler.

Bedroom 1/Extended - 19' 1" x 10' 5" (5.81m x 3.17m)

Fitted Carpet, uPVC D/g Window To Rear, Radiator With Radiator Cover, Coving To Ceiling. 2 x Bi-folding Doors To Fitted Wardrobe.

Bedroom 2/Extended - 15' 7" x 8' 8" (4.75m x 2.64m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Vertical Bar Radiator, Coving To Ceiling.

Bedroom 3 - 12' 5" x 9' 0" (3.78m x 2.74m)

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Bedroom Furniture Including Overhead Cupboards And Wardrobes.

Airing Cupboard

Houses Hot Water Tank, Slat Shelving.

Shower Room (Disability Access) - 6' 1" x 5' 6" (1.85m x 1.68m)

Non-Slip Flooring, Disabled Access To Shower With Fold-Down Seat, Electric Shower Over, Fully Tiled Walls, Close Coupled W.c., Pedestal Wash Hand Basin With Hot & Cold Taps Over, Chrome Ladder/Towel Radiator, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling, uPVC Obscure D/g Window To Side.

Separate W.c. - 4' 4" x 2' 7" (1.32m x 0.79m)

Tiled Floor. Close Coupled W.c., Wall Mounted Wash Hand Basin With Hot & Cold Taps Over, Ceiling Mounted Electric Extractor Fan, Wall Mounted Shaver Point & Light.

Front Garden

Laid To Lawn, Stone Chippings to Border.

Rear Garden - SOUTH-EAST FACING

South-East Facing Rear Garden, Fully Enclosed, Mainly Laid to Lawn, Range of Bushes, Shrubs and Plants Around the Borders, Outside Tap.

Private Driveway

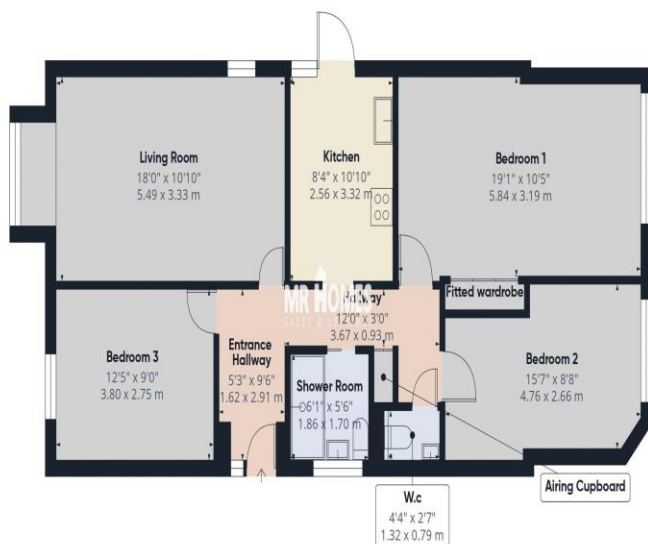
Private Resin Driveway Which Can Accommodate Several Vehicles, Leads Up to Extended Garage, Outside Tap.

Garage - Extended - 17' 9" x 9' 1" (5.41m x 2.77m)

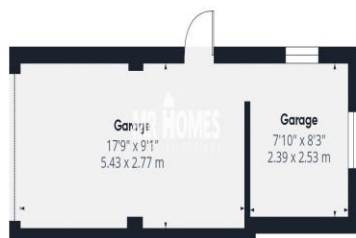
Extended Garage With Remote Electric Up And Over Door, Sensor Welcome Light, Windows To Side, Door Into Rear Garden.



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 Bungalow



Ground Level Garage



Approximate total area⁽¹⁾

1126 ft²
104.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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