



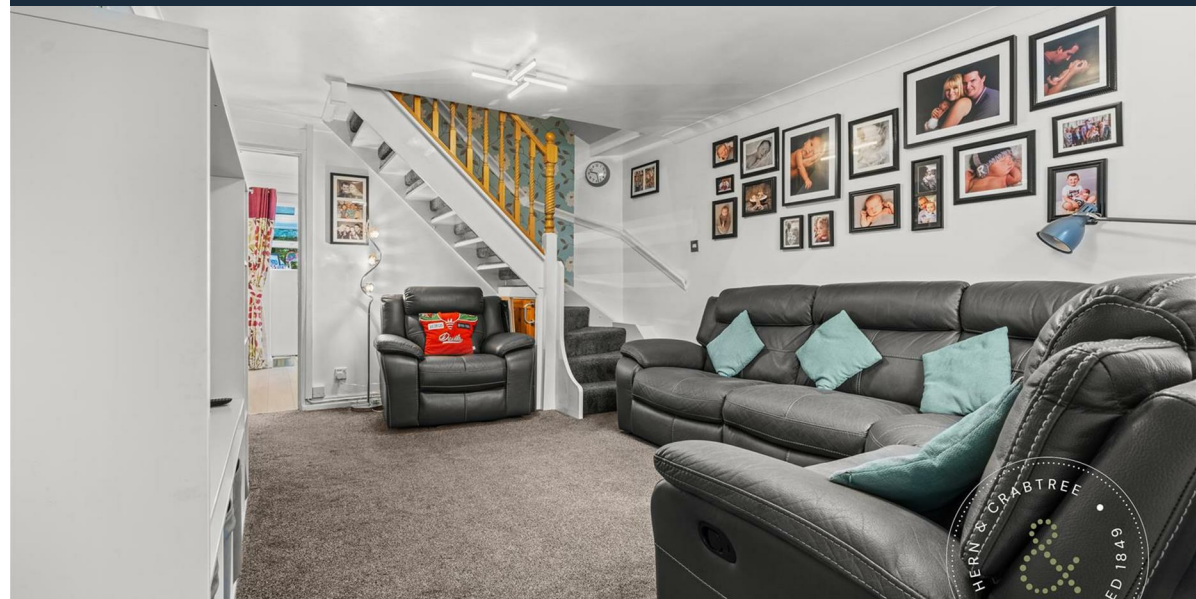
Coed Arhyd

| The Drope | Cardiff | CF5 4TZ



COED ARHYD

Offers In Excess Of £275,000



No Chain. Tucked perfectly away in the corner of this quiet cul de sac is this superb double storey extended three bedroom semi-detached house. Transformed throughout by the current owners to a very high standard, this property is ready for the next occupier to move straight in.

The spacious accommodation briefly comprises: Entrance Porch, Lounge, Open Plan Kitchen/Diner, Conservatory and Utility Area to the ground floor. To the first floor are Three Good Size Bedroom, with an En-Suite to Bedroom Three and a family Bathroom. The property further benefits from a low maintenance, private rear garden and a driveway to the front.

Coed Arhyd is placed in The Drope, which is under 9 miles to the west of Cardiff and offers excellent city links and M4 access via the A4232. Nearby Culverhouse Cross offers a variety of large department stores and grocery shops and there are public transport links to the capital. Internal viewings are highly recommended!

Entrance Porch

Entered via a double glazed pvc front door, cupboard and fitted floor mat.

Lounge

15'9 x 11'10

Entered via a glazed door, stairs to the first floor, double glazed window to the front, radiators, door to kitchen.

Kitchen/Diner/Conservatory

11'10 x 8'11

The dining room has wood laminate floor, a square arch to the conservatory and a square arch to the kitchen, radiator.

Conservatory

8'1 max x 11'7 max

Double glazed pvc which is quarter built brick with a glass roof, tiled floor, power and light, a door leads out to the rear garden.

Kitchen

21'2 x 13'1

Fitted with wall and base units with quartz worktop over, one and a half bowl sink and drainer with a pull down spray mixer tap, integrated dishwasher, a four ring gas hob and double Neff oven, space for American style fridge/freezer, corner larder cupboard, wood laminate floor, door to utility room.

Utility Room

6'9 x 8'1

Double glazed obscure glazed door and window to the front, wall and base units, stainless steel sink, plumbing for a washing machine, space for a condensing tumble dryer and space for additional appliances, radiator, vinyl floor.

First Floor Landing

An open slatted stairs rise

up from the lounge, access via pull down bi fold ladder to loft room, airing cupboard with shelves and additional cupboard with gas combination boiler and shelving.

Bedroom One

9'4 x 11'11

Double glazed window to the front, radiator.

Bedroom Two

8'11 x 11'10

Double glazed window to the rear, radiator.

Bedroom Three

8'9 x 10'2

Double glazed window to the rear, radiator, additional loft access hatch to secondary loft storage space, door to en suite.

En Suite

Double obscure glazed window to the side, shower quadrant with plumbed shower, w.c and wash hand

basin, heated towel rail, mirrored vanity cupboard, tiled floor.

Bathroom

5'6 x 6'11 max

Double obscure glazed window to the front, bath with a central mixer and plumbed shower over and glass screen, w.c and wash vanity hand basin, shaver point, heated towel rail, part tiled walls, tiled floor.

Loft Room For Storage

10'10 x 11'8

Access from a pull-down ladder on the first floor landing, two skylight windows, full boarded, eaves storage. Floor to ceiling height is 6'7.

Rear Garden

Enclosed garden, Astro turf lawn, outside lights, cold water tap.

Front

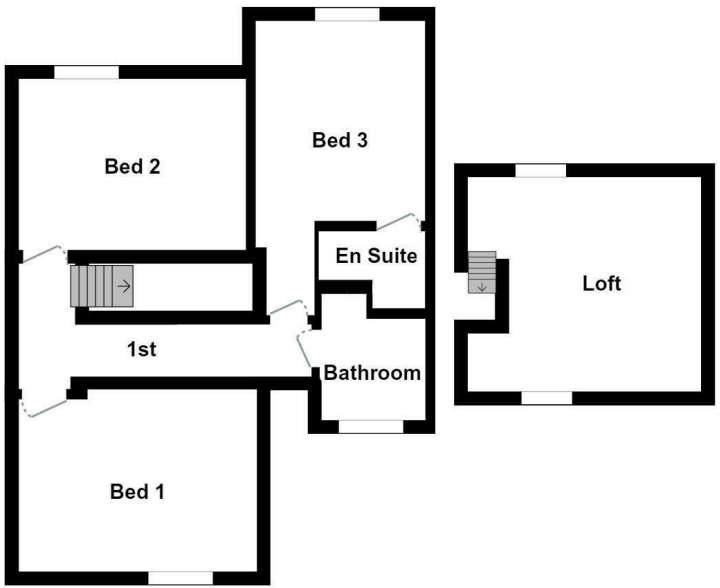
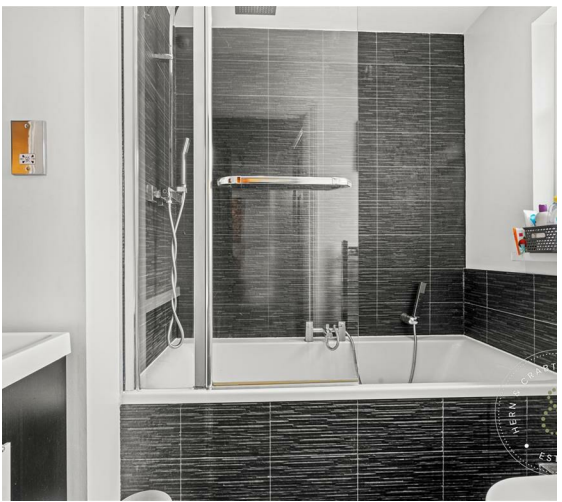
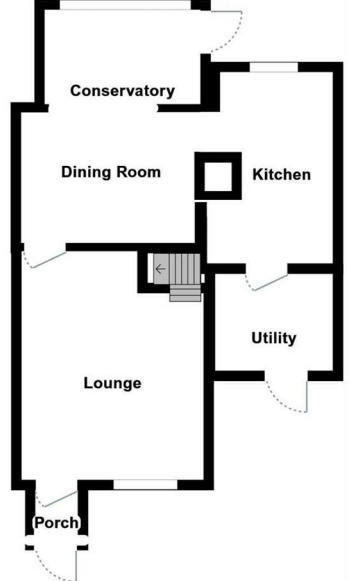
Driveway to the side, Astro turf lawn, steps down to front door.

Tenure and additional Information

We have been advised by the seller that the property is freehold and the council tax band is D.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 72 83 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.