



# Coed Arhyd

| The Drope | Cardiff | CF5 4TZ



# COED ARHYD

Guide Price £450,000



Quite simply stunning. A completely transformed and greatly extended, detached bungalow that is perfectly positioned on this spacious corner plot in The Drope.

Fully renovated throughout and extended, doubling the original footprint, this would be a perfect bungalow for anyone considering downsizing. The light, spacious and versatile accommodation briefly comprises: Entrance Hall, Large Lounge opening into Bedroom Three/Dining Room, Fitted Kitchen. Two Double Bedrooms with a four piece En-Suite and dressing area to the Master and a family Bathroom. The property further benefits from an outdoor kitchen, gym/home office, good size garden space and a single garage to the rear. Furthermore, there is off street parking for multiple vehicles 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 an absolute must!

## Entrance Hall

Entered via a composite front door with panel, wooden floor, radiator, storage cupboard with boiler.

## Living Room

11'6 x 19'8

Double glazed bay window to the front and double glazed patio doors to the rear, two vertical radiators, and additional radiator.

## Dining Room/Third

Bedroom

19'4 x 7'8

Double glazed window to the front, patio doors to the rear, two vertical radiators.

## Kitchen

10'1 x 8'6

Double glazed window to the rear, double glazed patio doors to the rear, kitchen fitted with a range of wall and base units with worktop over, a Neff four ring glass

electric hob and Neff slide and hide oven, integrated fridge and freezer, space for a washing machine, one and a half bow stainless steel sink and drainer, radiator, tiled floor.

## Storage Cupboard

## Bedroom One

11'3 x 14'2

Double glazed patio doors and double glazed windows to the rear, two vertical radiators.

## Dressing Area

20'2 x 8'

Skylight window, two vertical radiators, wooden floor.

## En Suite

5'6 x 14'2

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, a walk in shower with Grohe Shower, w.c and wash hand basin, two vertical radiators, tiled floor.

## Bedroom Two

19'9 x 9'9 max

Two double glazed windows to the front, vertical radiator.

## Bathroom

6'6 x 6'7 max

Double obscure glazed window to the rear, bath with Grohe shower over and glass screen, w.c and wash hand basin, tiled floor.

## Rear Garden

Enclosed garden, large patio area, vegetable garden, access to garage.

## Outbuilding

Currently used as a gym with power and light.

## Outside Kitchen Area

electricity and water, sink and porcelain tiled floor.

## Garage

A single garage with an electric automatic roller shutter door.

## Front

Off street parking for up to two vehicles, low rise wall, gravel area, flower beds.

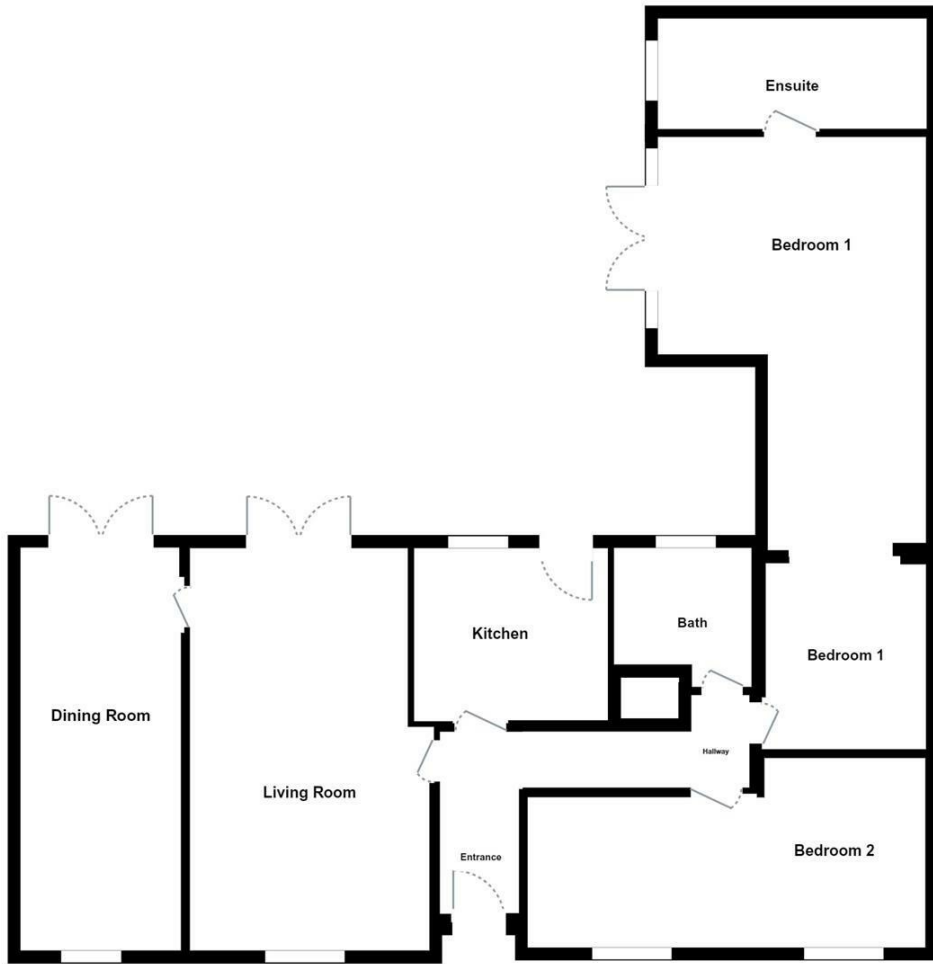
## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is E. The internal doors have been widened by three feet for access purposes. The bedroom one and dressing room measurements as a whole are 14'2 x 31'8



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.