

Coed Arhyd

THE DROPE, CARDIFF, CF5 4TZ

OFFERS IN EXCESS OF £360,000

**Hern &
Crabtree**



Coed Arhyd

Set on an impressive corner plot with ample off-street parking, this stylish four-bedroom detached house has been completely transformed by the current owners and is perfect for families or those who love entertaining.

The ground floor offers a tasteful cloakroom, spacious lounge, providing a comfortable retreat, opening perfectly up into a fantastic open-plan kitchen and dining area that has been finished to an exceptional standard, with doors leading out to the rear garden.

Upstairs, you'll discover four well-proportioned bedrooms, each designed for comfort and flexibility, complemented by a sleek, contemporary bathroom suite. The property further benefits a wonderful size garden as well as having an integral single garage.

Coed Arhyd is quiet cul de sac located 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 for this wonderful home to be fully appreciated!



1216.00 sq ft

Entrtance

Entered via a pvc front door with obscure panel inset into a porch with double glazed windows to the side, radiator, tiled floor.

Cloakroom

Double obscure glazed window to the front, w.c and wash hand basin, heated towel rail, tiled floor.

Lounge

16'2 x 16'11

Double glazed window to the side, radiator, stairs to the first floor, cupboards for storage, wood fire surround and marble hearth with balanced flue gas fire and wood effect laminate flooring.

Kitchen/Diner

22'4 x 22'3

Double glazed window to the side and double glazed patio doors to the rear garden, wall and base units with worktops over, breakfast bar, wine cooler fridge, one and a half bowl stainless steel sink and drainer, five ring Russell Hobbs gas hob, integrated Eco oven and grill, integrated dishwasher, washing machine, tumble dryer and fridge/freezer.

Dining area has double glazed window to the front and side, vertical radiator, wood effect laminate flooring.

First Floor Landing

Double glazed window to the side, access to loft space, storage cupboard.

Bedroom One

10'6 x 13'1

Double glazed window to the side, radiator, coved ceiling.

Bedroom Two

10'6 x 8'8

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

8'9 x 6'8

Double glazed window to the front, radiator, coved ceiling.

Bedroom Four

9'10 x 6'2

Double glazed window to the side, radiator, coved ceiling, built in storage cupboard.

Bathroom

5'2 x 7'6

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

Rear Garden

Brick wall to either side and timber fence to the rear, steps up to a paved area, decked and lawn area, timber shed, cold water tap, path to side leading to the rear.

Garage

9'5 x 17'8 not taking the door width into consider

Accessed from kitchen or up and over door to the front, power and light.

Front

Driveway to garage, lawn and slate chippings.

Tenure and additional information

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

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations.

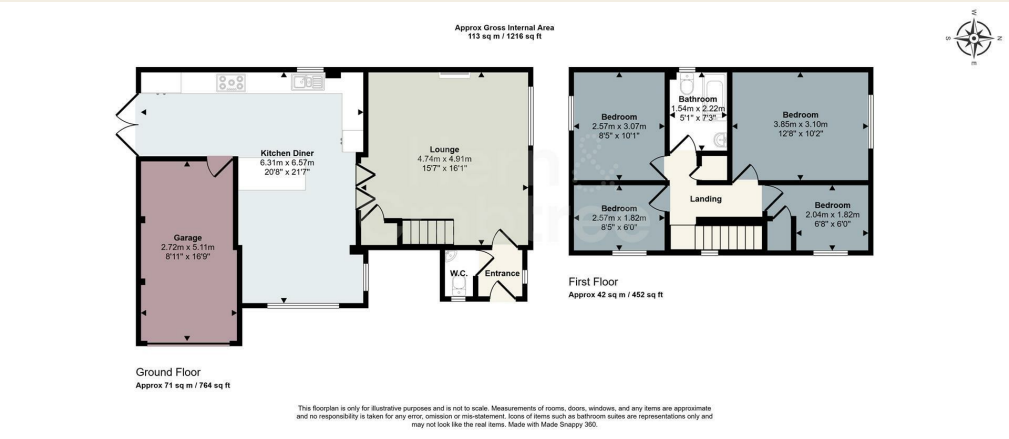
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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