

Nant Y Plac

THE DROPE, CARDIFF, CF5 4UE

GUIDE PRICE £165,000

**Hern &
Crabtree**



Nant Y Plac

No Chain. A immaculately one bedroom end of terrace terrace house finished to a modern standard throughout and is ready for the next occupier to move straight in. This wonderful home would make a perfect first-time buy or a buy-to-let investment

The accommodation briefly comprises: Entrance, Lounge and a modern Fitted Kitchen to the ground floor. To the first floor is a Double Bedroom and a Bathroom suite. The property further benefits from a delightful enclosed garden to the rear and a designated double tandem parking space to the side.

Nant Y Plac is perfectly 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

Entered via a composite doors into the hallway.

Hallway

Built in storage housing meters. Archway to the living room. Wood laminate flooring.

Living Room

Stairs to thw first floor. Coved ceiling. Double glazed window to the front. Radiator. Wood laminate floor. Archway to the kitchen.

Kitchen

Double glazed window to the front. The kitchen is fitted with wall and base units and worktops. Stainless steel sink and drainer. Tiled splashback. washing machine and gas oven to remain. Integrated fridge and freezer. Combi boiler. Continuation of wood lamainte flooring.

FIRST FLOOR

Landing

Loft access hatch. Storage cupboard.

Bedroom

Double glazed window to the front. Radiator. Built in wardrobe.

Bathroom

Obscure double glazed window to the front. Bath with shower plumbed over, w/c and wash hand basin. Tiled walls. Laminate flooring.

OUTSIDE

Front

Two allocated parking spaces. lawn area.

Rear Garden

Wooden gate access to the side. Lawn area.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are

appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information

Epc -

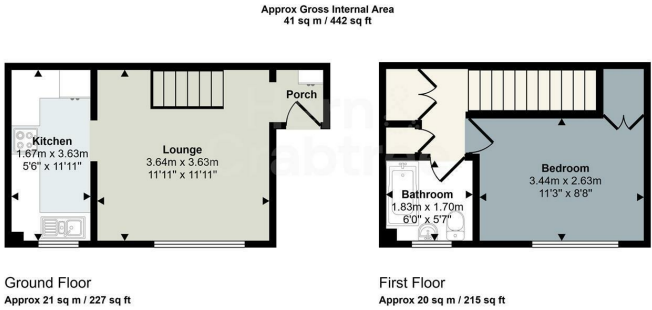
Council Tax -



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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