

50 Traherne Drive, The Drope
Cardiff
CF5 4UL

Hallway

Entered via upvc d.g. front door with decorative inlaid window. Stairs to first floor. Laminate Floor. Door to:-

Lounge 16'5" x 11'7"

A bright and spacious room with window to front aspect, t.v. aerial point, coved ceiling, feature fireplace with coal effect electric fire, door to:-



kitchen 10'7" x 7'11"

Fitted kitchen comprising plenty of wall and base units including stainless steel sink and drainer with mixer tap, plumbed for washing machine and tumble dryer, tiled splash back, wall mounted gas central heating boiler, ceramic tiled floor, window and upvc d.g. door to rear garden.



First Floor Landing

Loft access then doors leading off to:-

Bedroom One 11'10" x 8'9"

Double bedroom, floor to ceiling fitted mirrored wardrobes, window to front aspect.



Bedroom Two 10'9" x 6'4"

A good size second bedroom with large built in storage cupboard housing hot water cylinder, window to rear aspect.



Bathroom

white suite comprising paneled bath with electric shower over and glazed shower door, low level w.c., pedestal wash hand basin, complimentary tiled walls, laminate floor, window to rear.



Outside Front

Small lawn area with a range of shrubs, allocated parking space.

Rear

A fully enclosed and private rear garden with raised decked patio then steps down to lawn area, enclosed with wood panel fencing to sides and Hedge to rear.

TENURE

The vendors advise the property to be Freehold. Hoskins Johnson would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Johnson have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or

otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Johnson branch for advice or confirmation on any points.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		74	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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Guide price £210,000 - £215,000 Set On This Modern Private Development Within Walking Distance Of Local Shops, Schools and Transport Is This Modern Two Bedroom Mid Terrace House Which Has Been Improved And Well Presented With Accommodation Further Comprising:- Entrance Hall, Lounge, Fitted Kitchen, Modern Re-Fitted Bathroom, Gas Central Heating. Upvc Windows & Doors. Nice Size Enclosed Rear Garden. Allocated Parking. Ideal Landlord Investment Or First Time Purchase.