

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FALCONWOOD DRIVE  
THE DROPE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	

**ENTRANCE HALLWAY**

**LIVING ROOM**

3.46m x 4.52m (11'4" x 14'9")

**KITCHEN**

2.17m x 3.11m (7'1" x 10'2")

**DINING ROOM**

2.24m x 3.11m (7'4" x 10'2")

**SECOND RECEPTION / GF BEDROOM**

2.97m x 4.13m (9'8" x 13'6")

**BATHROOM**

1.31m x 2.78m (4'3" x 9'1")

**TO THE FIRST FLOOR**

**BEDROOM ONE**

3.67m x 2.63m (12'0" x 8'7")  
benefits built in wardrobes and matching side table.

**BEDROOM TWO**

2.64m x 3.49m (8'7" x 11'5")

**BEDROOM THREE**

1.99m x 2.74m (6'6" x 8'11")

**FAMILY BATHROOM**

1.99m x 1.74m (6'6" x 5'8")

**GARDEN**

Landscaped garden to the rear with good size patio area and tier garden with lawn and mature borders.

**DRIVEWAY**

Parking for one car

**TENURE**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor

**COUNCIL TAX**

Band D

**ADDITIONAL INFORMATION**

No chain  
Fully redecorated  
New carpets  
Modernised bathroom.  
Versatile living space  
Buy to let investment opportunity as rents would be as high as £1,300pcm

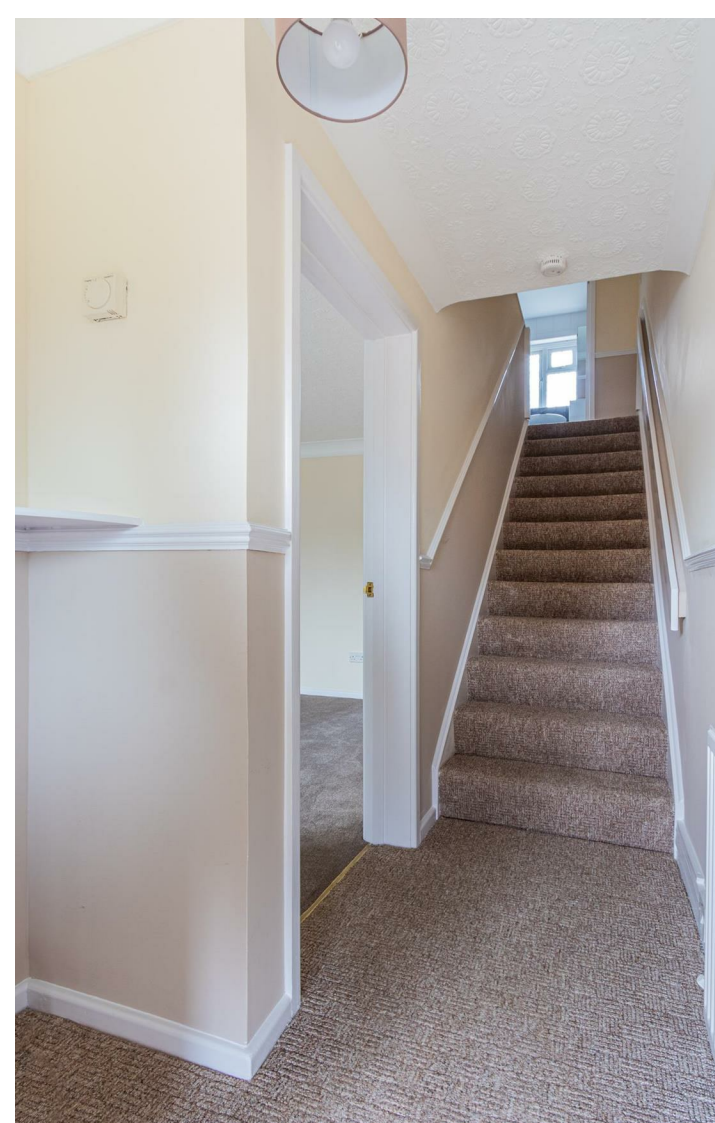


“ Semi detached family home is the sought after area of The Drope offering great links to the M4, local amenities and good school catchments. ”

Comments by - Mr Elliott Hooper-Nash










## FALCONWOOD DRIVE

THE DROPE, CF5 4SD - £290,000

 3 bedrooms
  2 bathroom(s)
  944.19 sq ft

JeffreyRoss are pleased to bring to the market this impressive and extended semi detached family home in the popular area of The Drope bordering St Fagans and Culverhouse Cross. The property briefly comprises entrance hallway, good size living room, fitted kitchen and dining room with door onto the garden. The ground floor has been extended to create an additional reception room and downstairs bathroom that could be used as a ground floor bedroom if required. Tot he first floor are three good size bedrooms and family bathroom, the main bedroom benefits fitted furniture. To the rear is a landscaped garden and patio area with driveway parking to the front. The property has been fully redecorated and new carpets fitted downstairs. the property is offered with no ongoing chain and has so much potential for the next owners to put your own stamp on it.

Take a closer look at our interactive walk through tour where you can even space plan your own furniture with the measuring tool.

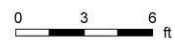
### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
 Elliott@jeffreycross.co.uk  
 02920 499680  
 Director



### Falconwood Dr, Drope, CRF

Main Building: Total Interior Area 944.57 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

