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CARDIFF

VALE

CAERPHILLY

BRISTOL

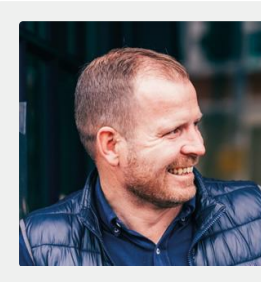
Drope Road

ST. GEORGES SUPER-ELY



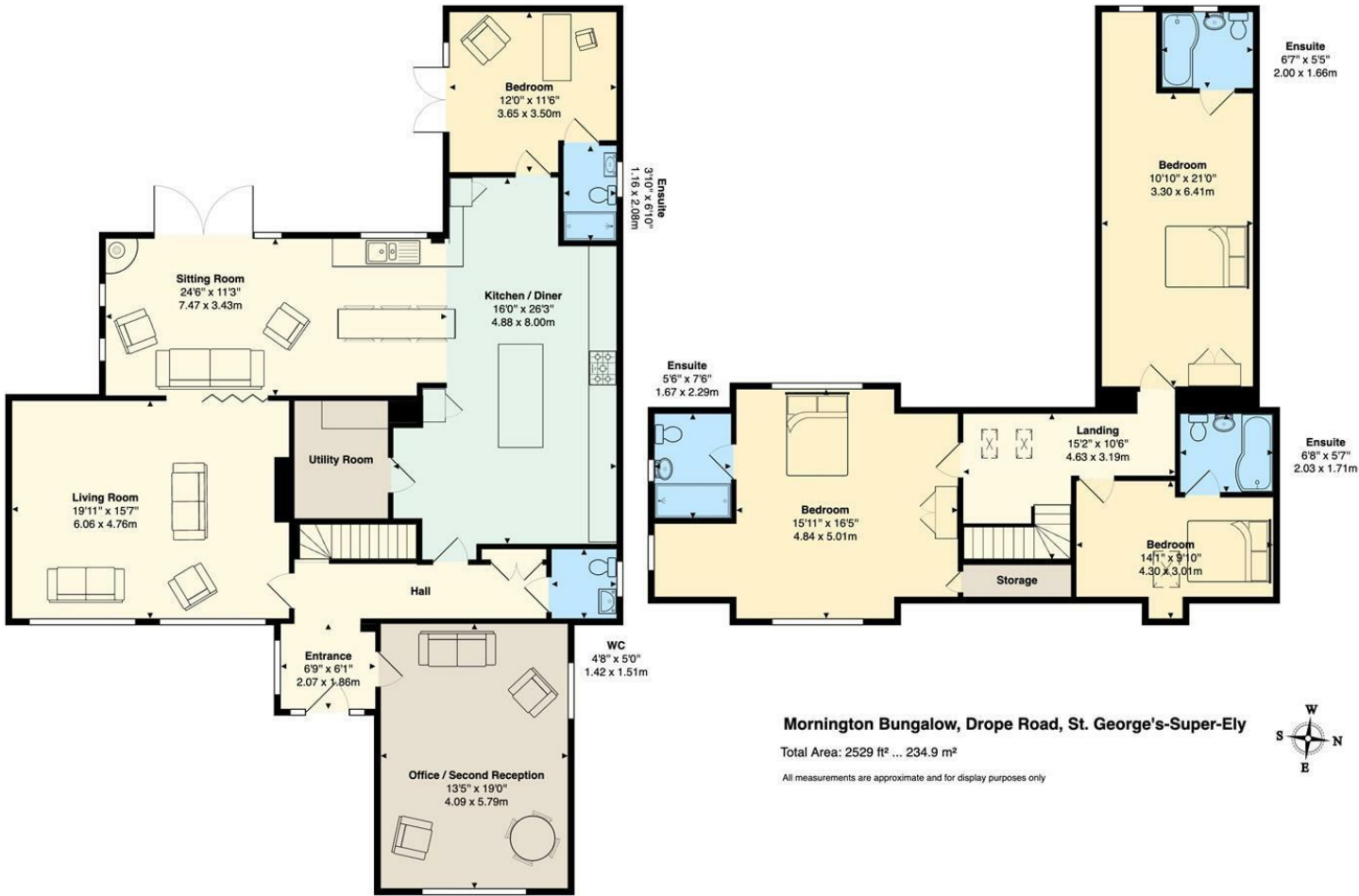
*Discover a truly special home on Drope Road.
The perfect combination of modern living and
peaceful surroundings. Three generous
reception rooms for entertaining and family
life,*

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk



*Fantatsic family home in the heart of St
Georges with easy access to the M4 and
local amenities on the Drope and
Culverhouse Cross.*

Comments by the Homeowner





Drope Road

St. George's-Super-Ely, Cardiff, CF5 6EP

Asking Price
£800,000

4 Bedroom(s) 4 Bathroom(s) 2529.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled on Drope Road in the charming area of St. George's-Super-Ely, Cardiff, this exquisite detached house offers a perfect blend of space, comfort, and modern living. Spanning an impressive 2,529 square feet, this property is set within a generous 0.24-acre plot, providing ample outdoor space for relaxation and recreation.

The home boasts three elegant reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is plenty of room for family and guests alike. The property features four stylish bathrooms, ensuring convenience and privacy for all occupants.

Built approximately between 1976 and 1982, this residence has been meticulously maintained and is presented in immaculate condition throughout. The thoughtful extension has enhanced the living space, making it a perfect choice for those seeking a modern lifestyle in a tranquil setting.

Security and privacy are paramount, with electric gates providing access to the property. The absence of a chain means that this delightful home is ready for immediate occupation, allowing you to settle in without delay.

This property is not just a house; it is a place where memories can be made. With its spacious interiors, beautiful surroundings, and convenient location, it is an opportunity not to be missed. Whether you are looking for a family home or a peaceful retreat, this stunning property on Drope Road is sure to impress.



Entrance 6'9" x 6'1" (2.07m x 1.86m)	Bedroom One 15'10" x 16'5" (4.84m x 5.01m)	Tenure
Second Reception / Office 13'5" x 18'11" (4.09m x 5.79m)	Ensuite 5'5" x 7'6" (1.67m x 2.29m)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal adviosr
Living Room 19'10" x 15'7" (6.06m x 4.76m)	Bedroom Two 10'9" x 21'0" (3.30m x 6.41m)	Council Tax
Kitchen Diner 16'0" x 26'2" (4.88m x 8m)	Ensuite 6'6" x 5'5" (2.00m x 1.66m)	Band - H
Sitting Room 19'10" x 15'7" (6.06m x 4.76m)	Bedroom Three 14'1" x 9'10" (4.30m x 3.01m)	Additional Information
Utility Room 6'8" x 8'5" (2.05m x 2.57m)	Ensuite 6'7" x 5'7" (2.03m x 1.71m)	TBC
WC 4'7" x 4'11" (1.42m x 1.51)	Garden	
Bedroom Four / Office 11'11" x 11'5" (3.65m x 3.50m)	Immaculate front and rear garden sat in approx 0.24 of an acre.	
Ground floor verstaile room perfect as a home office onto the garden or guest bedroom.	Garage	
Ensuite 3'9" x 6'9" (1.16m x 2.08m)	Double garage.	
To the First Floor	Driveway	
	Electric gates on entrance, Parking for multiple vehincles	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

