

Nant Y Plac

THE DROPE, CARDIFF, CF5 4UE

OFFERS IN EXCESS OF £205,000

**Hern &
Crabtree**



Nant Y Plac

A immaculately presented two double bedroom mid-terrace house finished to a high modern standard throughout and is ready for the next occupier to move straight in. Perfect for first-time buyers or as a buy-to-let investment, the property offers a stylish and comfortable living space.

The accommodation briefly comprises: Entrance Porch, Lounge/Diner, modern fitted kitchen to the ground floor. To the first floor are Two Double Bedrooms and a Bathroom suite. The property further benefits from a delightful enclosed rear garden and a designated parking space conveniently located opposite.

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!



606.00 sq ft

Entrance

Entered via a composite front door, meter cupboards, laminate flooring.

Living Room

Double glazed window to the front, stairs to the first floor, radiator, wood laminate flooring.

Kitchen

Double glazed window to the rear and double glazed door to the rear, wall and base units with worktop over, one housing the combination boiler, one and a half bowl sink and drainer, a four ring gas hob with integrated oven and grill, space and plumbing for a washing machine and dishwasher, space for fridge, wood laminate flooring.

First Floor Landing

Stairs rise up from the living room, access to loft space.

Bedroom One

Double glazed window to the rear, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

Fitted with bath with mixer tap and shower attachment, w.c and wash hand basin, built in storage cupboard, tiled walls, laminate flooring.

Rear Garden

Enclosed garden by timber fencing, decked sitting area, lawn, cold water tap, storage shed.

Front

Parking space to the front.

Tenure

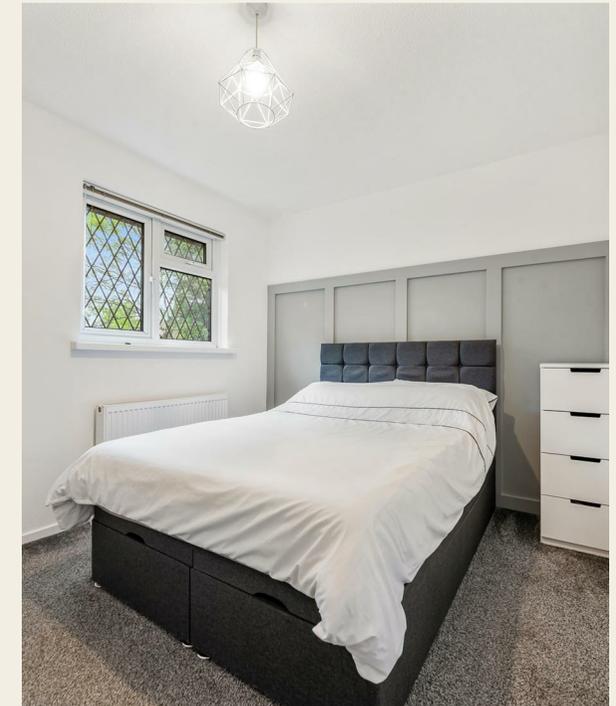
We have been advised by the seller that the property is freehold and the council tax band is C.

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.



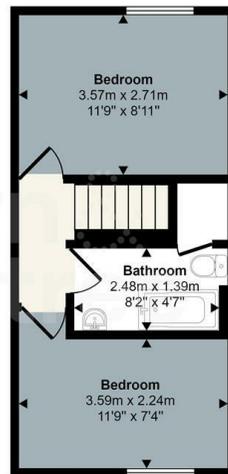
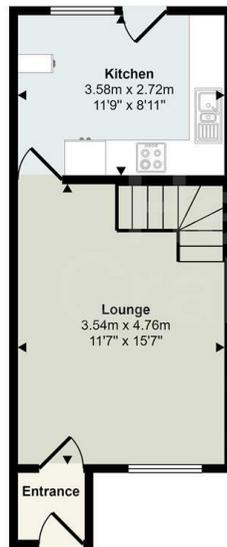
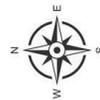
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
56 sq m / 606 sq ft



First Floor
Approx 28 sq m / 298 sq ft

Ground Floor
Approx 29 sq m / 308 sq ft

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.



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.