# Drope Terrace

ST GEORGE'S-SUPER-ELY, VALE OF GLAMORGAN, CF56EQ

**OFFERS IN EXCESS OF £575,000**

Hern & Crabtree

# Drope Terrace

Quite simply incredible, this is a rare and unique opportunity to acquire a stunning four-bedroom linked detached home with an exceptionally large L-shaped rear and side garden enjoying uninterrupted countryside views.

Beautifully transformed by the current owners to an exceptional standard, this outstanding property is ready for its next owners to move straight in and enjoy. Occupying a prime position at the end of Drope Terrace, it offers a perfect blend of character, contemporary design and high-quality finishes, making it truly one of a kind.

The spacious and beautifully presented accommodation briefly comprises an inviting entrance hall, cloakroom, elegant lounge with a wood-burning stove, separate sitting room, and an impressive open-plan kitchen, dining and family area. The high-specification kitchen is complemented by dual-aspect bi-fold doors that seamlessly connect the living space to both the side and rear gardens, creating the perfect setting for indoor-outdoor living and entertaining. The ground floor also benefits from a utility room and a stylish shower room.

To the first floor are four generous double bedrooms, including a superb bedroom with a Juliet balcony offering breathtaking far-reaching countryside views. Completing the accommodation is a newly fitted luxury four-piece family bathroom finished to an exceptional standard.

Outside, the truly idyllic L-shaped rear garden is a standout feature. Exceptionally large and beautifully maintained, it provides an abundance of space for families, entertaining and enjoying the surrounding countryside. The uninterrupted rural views create a peaceful setting that is rarely found, making this garden unlike any other in the area.

Perfectly positioned on Drope Terrace, on the cusp of the Vale of Glamorgan and Cardiff, the property enjoys the best of both worlds, peaceful countryside surroundings and walks with excellent access to Culverhouse Cross, M4 motorway links, and the highly regarded local schools

- Beautifully presented four-bedroom home.
- Exceptional side and rear garden backing onto open countryside.
- Four double bedrooms, including a bedroom with Juliet balcony.
- Excellent location close to Culverhouse Cross, the M4
- Peterston Super-Ely Primary School & Ysgol Iolo Morganwg Catchment Area
- Prime position with stunning countryside views.
- High-specification open-plan kitchen, dining and family room with bi-fold doors.
- Luxury four-piece family bathroom and stylish ground floor shower room.
- Cowbridge Comprehensive School Catchment Area

## Approx 1757.00 sq ft Council Tax Band: F

### Entrance
Storm porch with tiled sides. Entered via a obscure glazed door into the hallway.

### Hallway
Stairs to the first floor. Coved ceiling. Dado rail. Radiator. Tiled floor. Door into garage.

### Cloakroom
Understairs cloakroom. Part tiled walls. W/c and wash hand basin. Tiled flooring.

### Living Room
Double glazed bay window to the front and to the side. Coved ceiling and ceiling rose. Radiator. Wood burner and slate hearth. Engineered Oak flooring.

### Reception Room
Double glazed patio door to the rear and double glazed window to the side. Wooden flooring. Radiator. Feature fireplace.

### Kitchen/Dining Room
Double glazed Bi fold doors to the side and rear. The kitchen is fitted with wall and base units with wooden worksurfaces. Double Belfast ceramic sink. Integrated five ring induction hob with extractor fan. Island with wooden worksurfaces and two ovens. Integrated dishwasher. Space for American style fridge. Under floor heating.

### Utility
Double glazed window and door to the rear. Radiator. Tiled flooring. Wall and base units with wooden worksurfaces. Tiled splashbacks. Belfast sink. Space and plumbing for a washing machine and tumble dryer.

### Shower Room & W/c
Obscure double glazed window to the side. Waterfall shower, w/c and wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring.

## FIRST FLOOR

### Landing
Wooden banister. Loft access hatch. Dado rail. Radiator. Double glazed window to the side.

### Bedroom One
Double glazed window to the side and double glazed patio doors to the rear with a Juliette balcony. Cushion wood effect flooring. Radiator.

### Bedroom Two
Double glazed window to the rear. Radiator. Wood effect cushion flooring.

### Bedroom Three
Double glazed bay window to the front. Radiator. Wood effect cushion flooring.

### Bedroom Four
Double glazed window to the front. Radiator. Wood effect cushion flooring.

### Bathroom
Two double glazed windows to the rear. Walk in corner shower, freestanding bath, w/c and wash hand basin. Radiator. Part tiled walls. Wood effect cushion flooring. Loft access hatch.

## OUTSIDE

### Rear Garden
Large rear garden with tiled patio and path leading to the rear. Low rise stone wall. Access to the garage and a large storage area. Outside Power socket. Cold water tap. Large lawn areas. There is also a selection of apple, pear, plum trees. The garden opens up to another field and stream (not belonging to the property)

### Side/ Courtyard
Courtyard to the side of the kitchen diner with hot tub and large log store. Low rise brick wall,

### Front
Small driveway to garage and side entrance. Capable of holding 2 vehicles. Zappi, Car Charging point, located at the front of the house next to garage, 7KW

### Integrated Garage
With roller door to the front. Power and light. Patio doors to the rear. Inspection Pitt. Stairs and mezzanine floor

### School Catchments
The catchment schools of Peterston Super Ely and Cowbridge Comprehensive along with Ysgol Iolo Morgannwg as the Welsh Primary also located in Cowbridge with free school bus picking up and dropping off outside the property.

### Additional Information
We have been advised by the vendor that the property is Freehold. Council Tax - F

### Disclaimer
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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.

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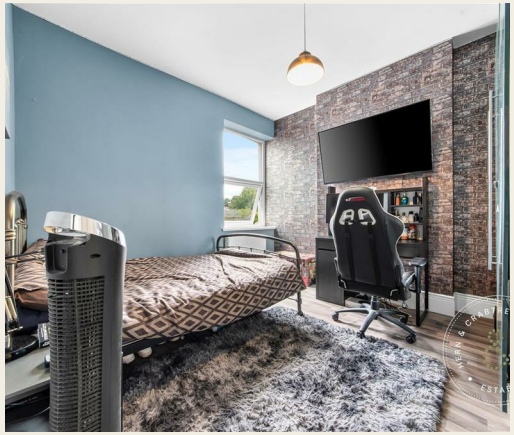

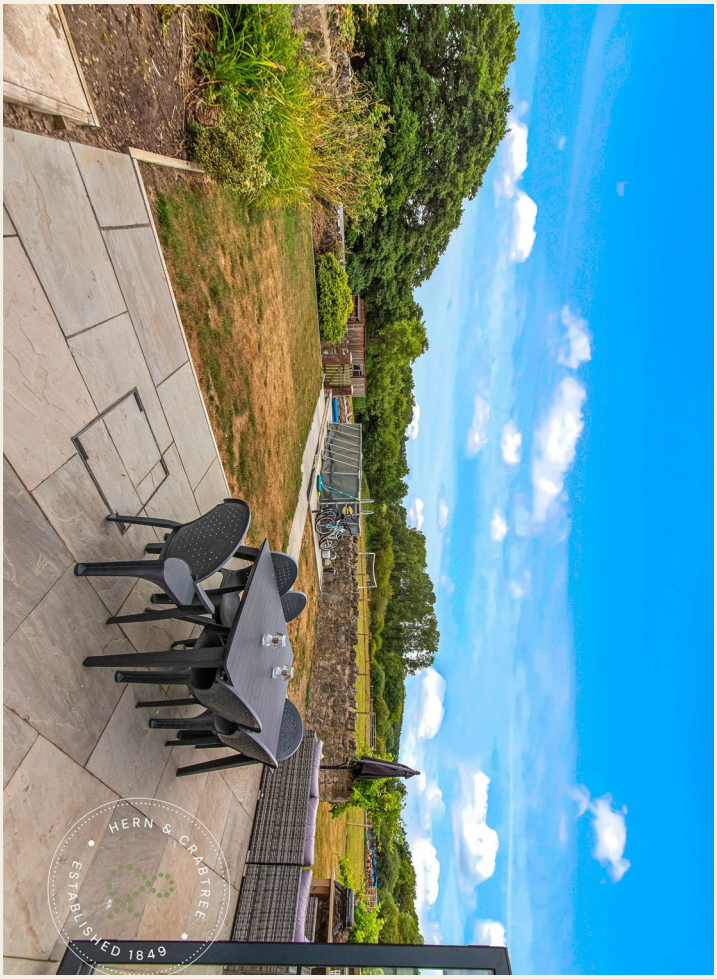
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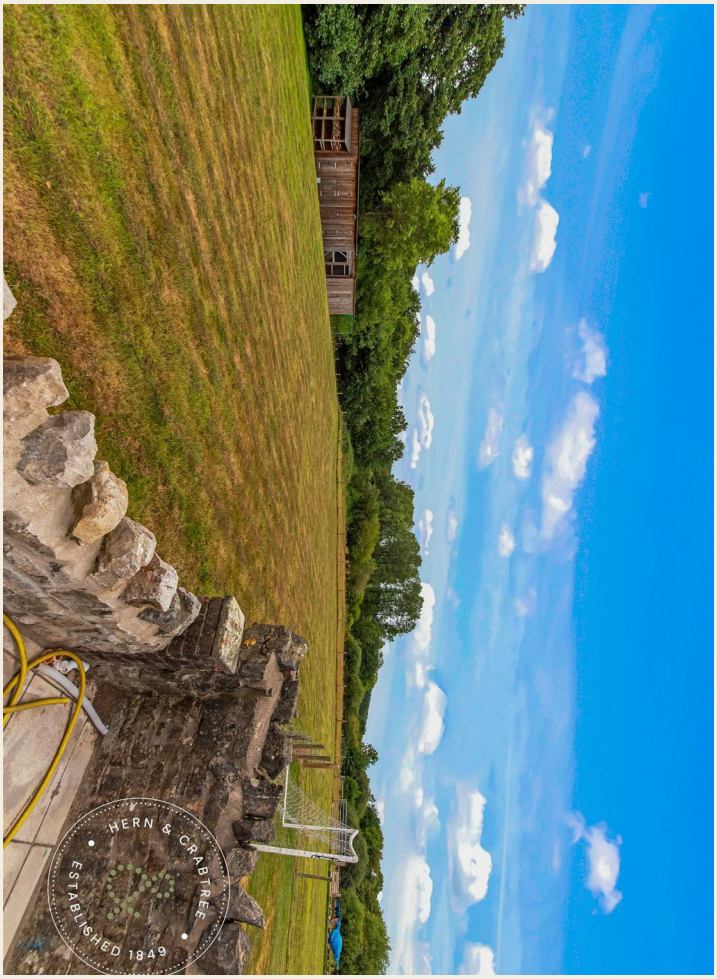
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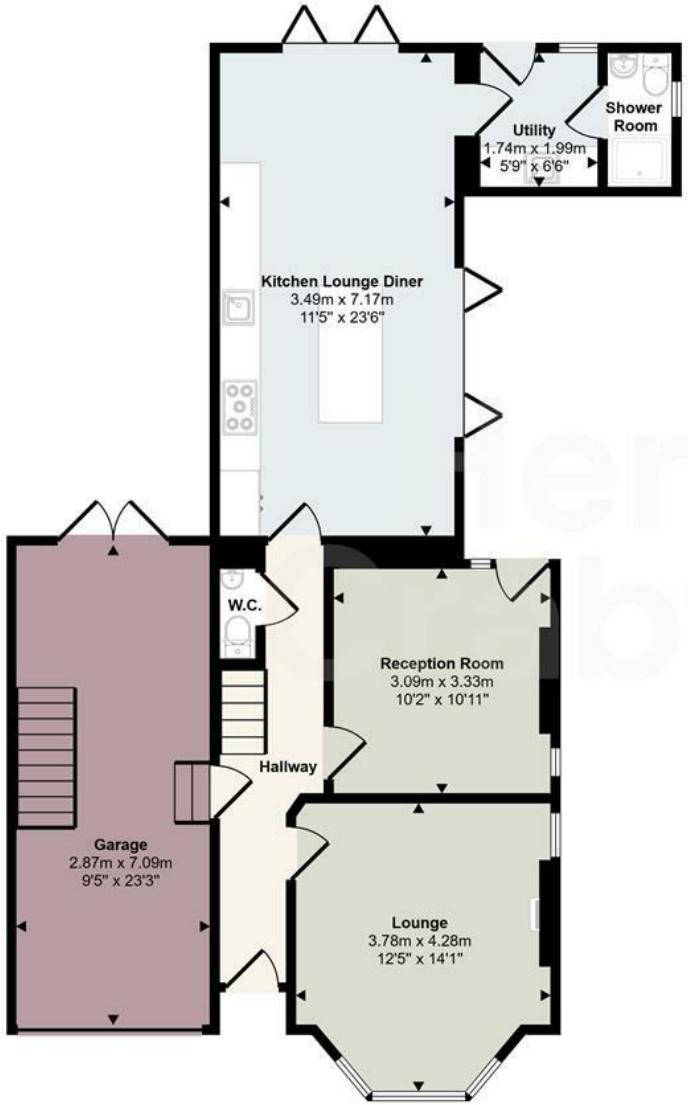
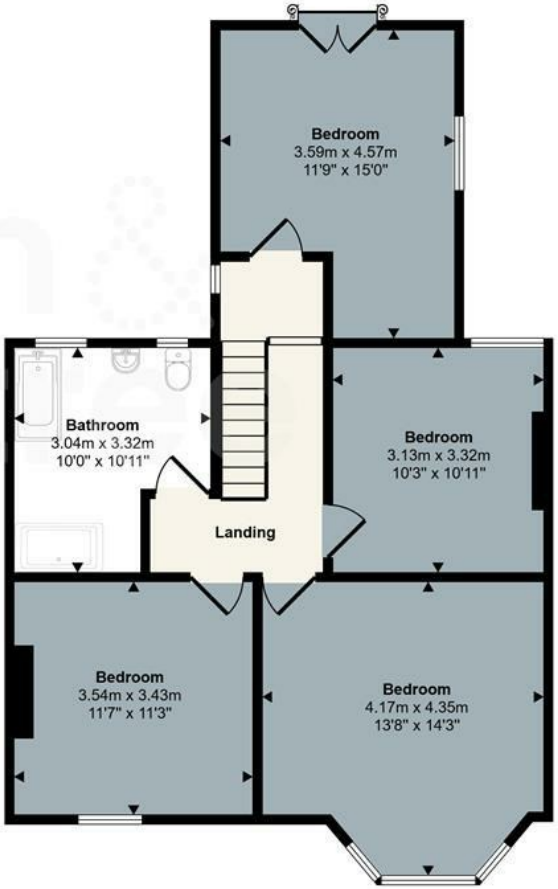
Approx Gross Internal Area
163 sq m / 1757 sq ft




Ground Floor
**Approx 89 sq m / 962 sq ft**

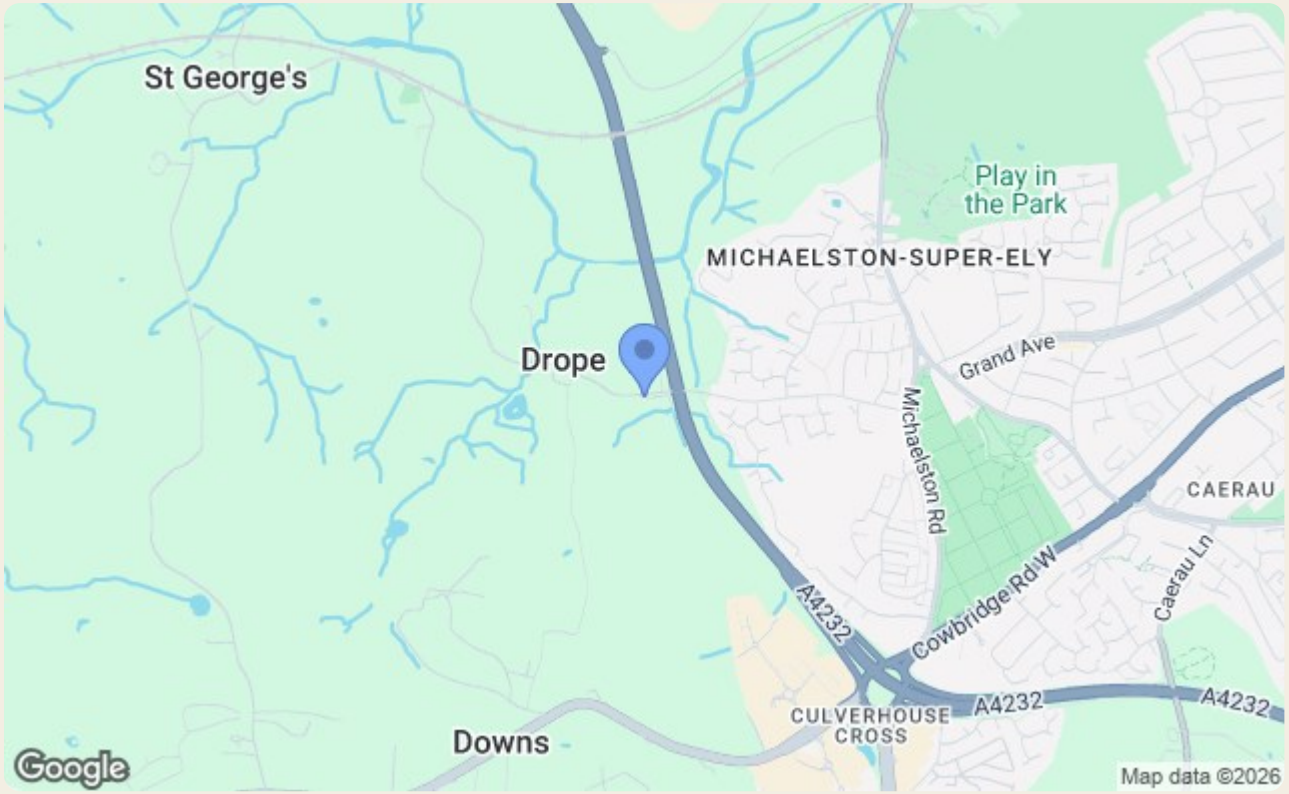


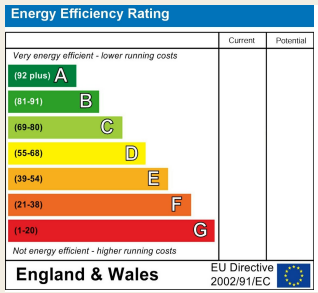

First Floor
**Approx 74 sq m / 795 sq ft**

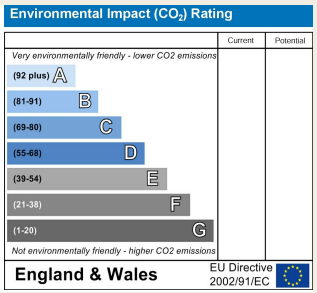
Denotes head height below 1.5m

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.

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

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