

Nant Y Pepra

THE DROPE, CARDIFF, CF5 4UB

GUIDE PRICE £250,000

**Hern &
Crabtree**



Nant Y Pepra

An immaculately presented three bedroom semi-detached house perfectly placed in this quiet cul de sac in The Drope. Finished to a high modern standard throughout and is ready for the next occupier to move straight in, this would make a perfect first-time buy or anyone thinking of downsizing.

The accommodation briefly comprises: Entrance Porch, Spacious Lounge that opens up into the Dining Room with French Doors Out onto the Rear Garden and a Fitted Kitchen to the ground floor. To the first floor are Three Bedrooms and a modern Bathroom Suite. The property further benefits from a generous size L shaped Garden and Off Street Parking to the front.

Nant Y Pepra 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!



705.00 sq ft

Entrance

Entered via a composite front door, wooden flooring, storage cupboard housing the utility meters.

Living Room

Double glazed window to the front, radiator, coved ceiling, stairs to the first floor, fireplace with wooden mantle.

Dining Room

Double glazed patio doors to the rear, radiator, coved ceiling, wooden floors, arch to kitchen.

Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, space for a gas cooker, space for fridge/freezer, space and plumbing for a washing machine, wooden flooring.

First Floor Landing

Stairs rise up from the living room, access to loft space, airing cupboard housing the combination boiler.

Bedroom One

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to the rear, radiator, built in cupboard.

Bedroom Three

Double glazed window to the rear, radiator, built in cupboard, wooden flooring.

Bathroom

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, wooden flooring.

Rear Garden

Enclosed by timber fencing, patio area, lawn and gravel, gate to the side, cold water tap.

Front

Driveway to side.

Tenure and additional information

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

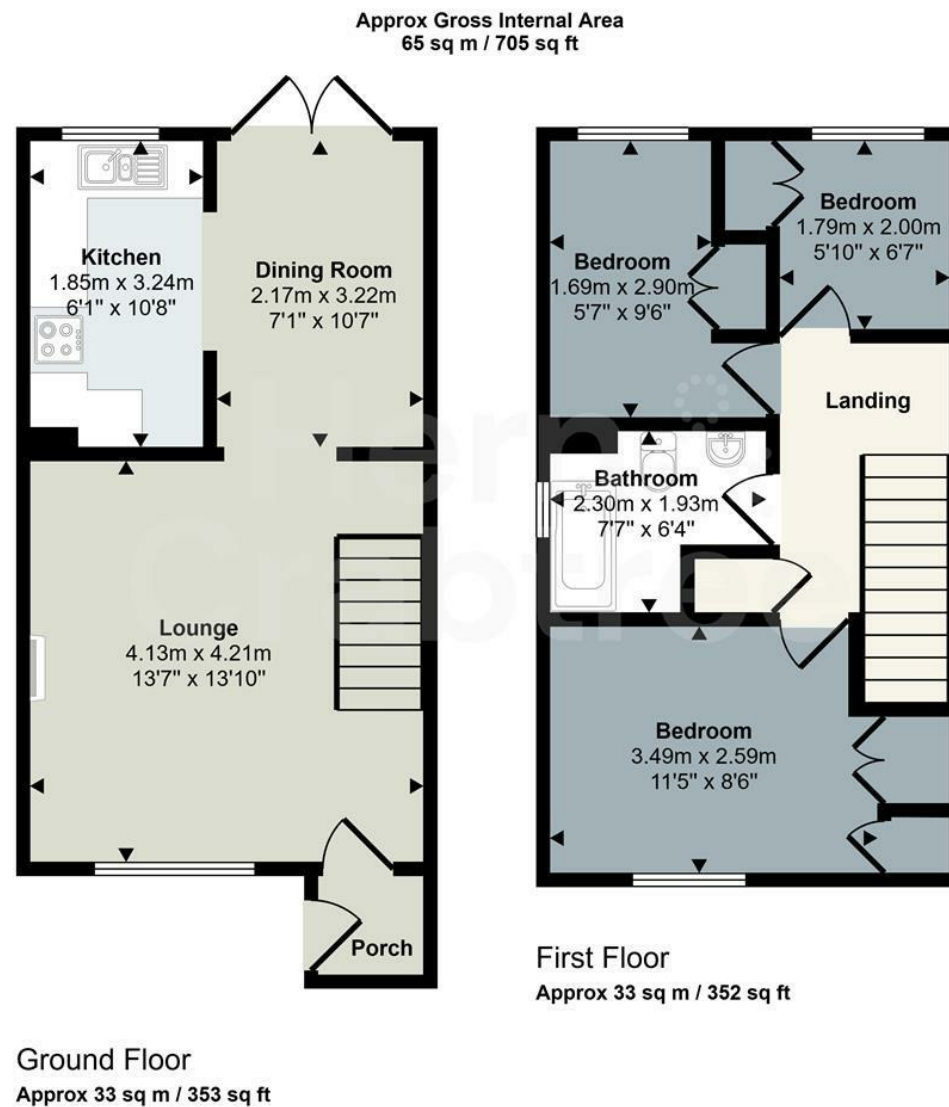
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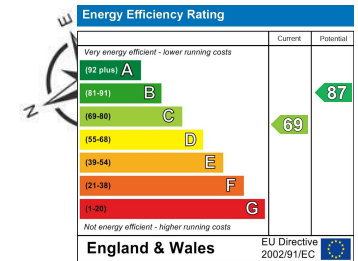
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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