

# Drope Terrace

ST GEORGES-SUPER ELY, VALE OF GLAMORGAN, CF5 6EQ

GUIDE PRICE £375,000

Hern &  
Crabtree



# Drope Terrace

A stylish and completely transformed two double bedroom stone fronted mid-terrace house with countryside views to the front and rear. Extended and tastefully modernised throughout by the current owners, this semi-rural home will certainly prove to be popular.

With plenty of charm and character, this beautiful home briefly comprises: Entrance Porch, Open Plan Lounge/Diner, a recently fitted Kitchen opening up to a Sitting Room to the ground floor. To the first floor are Two Double Bedrooms and a stylish Bathroom. Further more there is a loft room. The rear south facing garden is divided in two with a pretty landscaped area with the second part more open grass with views over the rolling fields.

Drope Terrace offers off street parking on first come basis and with catchment for Cowbridge and Peterson Super-Ely schools with bus service, It is a convenient spot as it is placed approximately under 6 miles to Cardiff city centre. Internal viewings highly recommended to fully appreciate all this home has to offer.



## sq ft

### Entrance

Entered via double glazed pvc front door with stained glass window over, radiator, slate tiled flooring, meter cupboards.

### Lounge/Dining Room

15'1" x 23'4"

Entered via wood glazed door, double glazed pvc sash windows to the front, radiator, wood burner with slate hearth, picture rail, stripped wooden flooring runs between the lounge and diner, re instated stairs leading to the first floor with understairs storage alcove, two radiators, window offering light between the kitchen and dining room, picture rail, shelving to recess, square arch to:

### Kitchen

Fitted with wall and base units with work tops over, ceramic sink and drainer with swan neck mixer tap, slimline dishwasher, integrated washing machine, integrated wine rack, space for electric range style cooker with cooker hood above, integrated fridge/freezer, spotlights, tiled flooring, double fronted cast iron wood burning stove set into chimney breast, walk way to sitting room.

### Sitting Room

Double glazed French doors leading out to the garden and double glazed window to the rear, tiled flooring, double fronted cast iron wood burning stove, spotlights, double glazed lantern roof.

Worcester oil boiler installed by current owners installed in 2021, which is placed out the outside wall of the orangery

### First Floor Landing

Stairs from lounge with stripped wooden staircase, wooden handrail and spindles, radiator, spiral steps to loft room.

### Bedroom One

15'8" x 11'5"

Twin double glazed pvc sash windows to the front, radiator, cast iron feature fireplace, picture rail.

### Bedroom Two

9'3" max into alcove x 11'5"

Double glazed pvc window to the rear, radiator, picture rail.

### Bathroom

Double obscure glazed pvc sash window to the side, a four

piece suite comprising traditional claw feet roll top bathtub, separate shower with plumbed shower and glass screen, w.c and wash hand basin with marble top and vanity unit, built in linen cupboard, radiator, stripped wooden flooring.

### Second Floor

With radiator.

### Loft Room

14'2" to chimney breast max x 13'2" max

Double glazed skylight window to the rear, eaves storage, power and light.

### Rear Garden

Enclosed rear garden with part stone wall, part landscaped with patio, mature shrubs and flower borders, outside light, gate to lawn area stretching towards the brook.

### Front

Patio and wood chippings, mature tree, light. Parking available on a first come first served basis at the front.

### Tenure

We have been advised the property is freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

