



## Royde Close, The Drope, Cardiff. CF5 4UP

- NO ONGOING CHAIN
- DETACHED
- 4 BEDROOMS
- INTEGRAL GARAGE
- GUEST WC
- VACANT POSSESSION
- ENSUITE TO PRIMARY BEDROOM
- MODERN FITTED KITCHEN
- CONSERVATORY
- DRIVEWAY
- POPULAR DROPE LOCATION
- NEARBY SCHOOLS, SHOPS & AMENITIES



## PROPERTY DESCRIPTION

This attractive 4-bedroom detached house is an ideal family home situated in the popular and well-established location of the Drope. Boasting two spacious reception rooms, a modern fitted kitchen, ensuite facilities to the primary bedroom, and a bright conservatory. Complete with an integral garage, a driveway providing off-road parking, and a guest WC, it offers ample space and practical features for everyday life. With no ongoing chain and vacant possession, this home is ready for you to modernise and make your own.

Nestled in a peaceful and sought-after neighbourhood, the property benefits from excellent local amenities including nearby schools, shops, and various community facilities, making it a convenient choice for families and professionals alike. The location is well-connected to surrounding towns and transport links, allowing for easy commuting and access to wider regional attractions. Whether you are looking for a family-friendly environment or a tranquil place to settle, this Drope location provides the perfect setting.

Upon entering the property, you are greeted by a welcoming hallway leading into the main reception rooms. The first reception room is generously sized and perfect for relaxing or entertaining guests, featuring French Doors that flood the space with natural light from the adjacent conservatory which extends the living space, providing a delightful spot to enjoy garden views and soak up the sunlight throughout the year. The second reception room offers flexibility for use as a formal dining area being open plan to the kitchen.

The modern fitted kitchen is well-equipped with contemporary cabinetry and ample storage, making meal preparation both efficient and enjoyable. It is thoughtfully designed to meet the demands of a busy household.

Upstairs, the primary bedroom, featuring built-in wardrobes and a private ensuite bathroom offers both convenience and privacy. The three additional bedrooms are all well-proportioned, ideal for children, guests, or a home office, ensuring ample space for the whole family. The main bathroom is modern and complete with quality fixtures, serving the additional bedrooms and guests.

The property includes an integral garage with internal access, providing secure parking and storage options. The driveway enhances off-road parking convenience, while the front and rear gardens offer outdoor space for relaxation or gardening. A guest WC on the ground floor adds valuable utility for visitors. With no ongoing chain and immediate vacant possession, it represents a fantastic opportunity to secure a comfortable family residence that you can modernise to your own taste.



## ROOM DESCRIPTIONS

### Outside Front

Driveway laid to block paving leads to Integral Garage; areas laid to lawn to both sides with the southern border lined with mature trees; timber gate to side provides access to Rear Garden

### Entrance Hall

5' 10" x 6' 3" (1.78m x 1.91m) Accessed via uPVC front door with obscured decorative DG panel and obscured DG panel to side; laminate flooring; radiator; access to Integral Garage; partially carpeted stairs rise to first floor

### Guest WC

5' 9" x 3' 1" (1.75m x 0.94m) Tiled flooring; partially tiled walls; radiator; WC; sink with mixer tap; cupboard housing RCD Consumer Unit; uPVC leaded and obscured DG window to front

### Dining Area

8' 5" x 13' 1" (2.57m x 3.99m) Tiled flooring; radiator; open plan to Kitchen; uPVC leaded DG window to front

### Kitchen

11' 7" x 10' 1" (3.53m x 3.07m) Tiled flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; composite sink with half bowl and draining board with mixer tap; Belling range style cooker with multiple gas burners to hob and multiple ovens; LG American-style double door fridge freezer; Siemens dishwasher; uPVC door with obscured and leaded DG panel to side; uPVC leaded DG window to rear

### Living Room

12' 5" x 15' 0" (3.78m x 4.57m) Laminate flooring; 2 x radiators; stone fireplace surround and hearth; uPVC DG French doors providing access to Conservatory

### Conservatory

11' 0" x 10' 0" (3.35m x 3.05m) uPVC construction; laminate flooring; radiator; uPVC DG French doors provide access to Rear Garden

### Integral Garage

9' 2" x 17' 5" (2.79m x 5.31m) Accessed internally from Entrance Hall via solid timber door; concrete flooring; power and light; electrically operated up and over garage door; gas central heating boiler: British Gas 330

### External Storage Area

8' 10" MAX x 8' 3" MAX (2.69m x 2.51m)

### First Floor Landing

6' 0" x 5' 10" (1.83m x 1.78m) Carpeted; access to all Bedroom and Family Bathroom; storage cupboard housing hot water cylinder; access hatch to loft

### Bedroom 1

12' 0" x 10' 5" (3.66m x 3.17m) Floorboards; radiator; built-in wardrobes; access to Ensuite; uPVC leaded DG window to front

### Ensuite

8' 6" x 4' 4" (2.59m x 1.32m) Tiled flooring; fully tiled walls; vanity unit housing sink with mixer tap; WC; separate fully tiled shower cubicle with mains powered shower; uPVC leaded obscured DG window to side

### Bedroom 2

9' 3" x 13' 0" (2.82m x 3.96m) Floorboards; radiator; built-in bedroom furniture; storage cupboard over stairs; uPVC leaded DG window to front

### Bedroom 3

8' 0" x 10' 8" (2.44m x 3.25m) Floorboards; radiator; uPVC leaded DG window to rear

### Bedroom 4

9' 2" x 8' 7" (2.79m x 2.62m) Floorboards; radiator; built-in bedroom furniture/storage; uPVC leaded DG window to rear

### Family Bathroom

7' 0" x 5' 8" (2.13m x 1.73m) Tiled flooring; fully tiled walls; radiator; vanity unit housing sink with mixer tap; bidet; WC; corner shower cubicle with mains powered shower; uPVC leaded and obscured DG window to rear

### Rear Garden

Patio area laid to block paving; path laid to paving slabs leads up the side of the Conservatory to the External Storage Area; area laid to lawn bordered with mature trees and hedges; side access to the front of the property via timber gate



## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (63)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Mobile Signal

Please see Ofcom coverage checkers

### Construction Type

Standard Construction



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 132.4 m<sup>2</sup>  
 1426 ft<sup>2</sup>

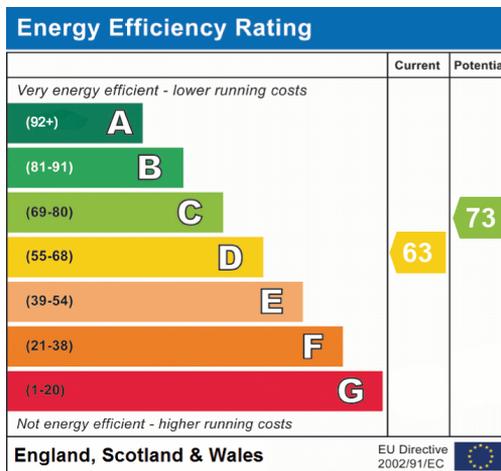
**Reduced headroom**  
 0.8 m<sup>2</sup>  
 8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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