

FOR SALE

Guide Price: £179,950 to £189,950 Freehold



Traherne Drive, The Drope, Cardiff. CF5 4UL

- A VERY WELL PRESENTED 1-BED PROPERTY
- QUIET CUL-DE-SAC LOCATION IN THE DROPE
- OPEN-PLAN - KITCHEN/LIVING/DINING ROOM
- SUNROOM/CONSERVATORY
- DOUBLE BEDROOM
- MODERN BATHROOM SUITE
- ENCLOSED & LANDSCAPED REAR GARDEN
- PRIVATE DRIVEWAY TO FRONT
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



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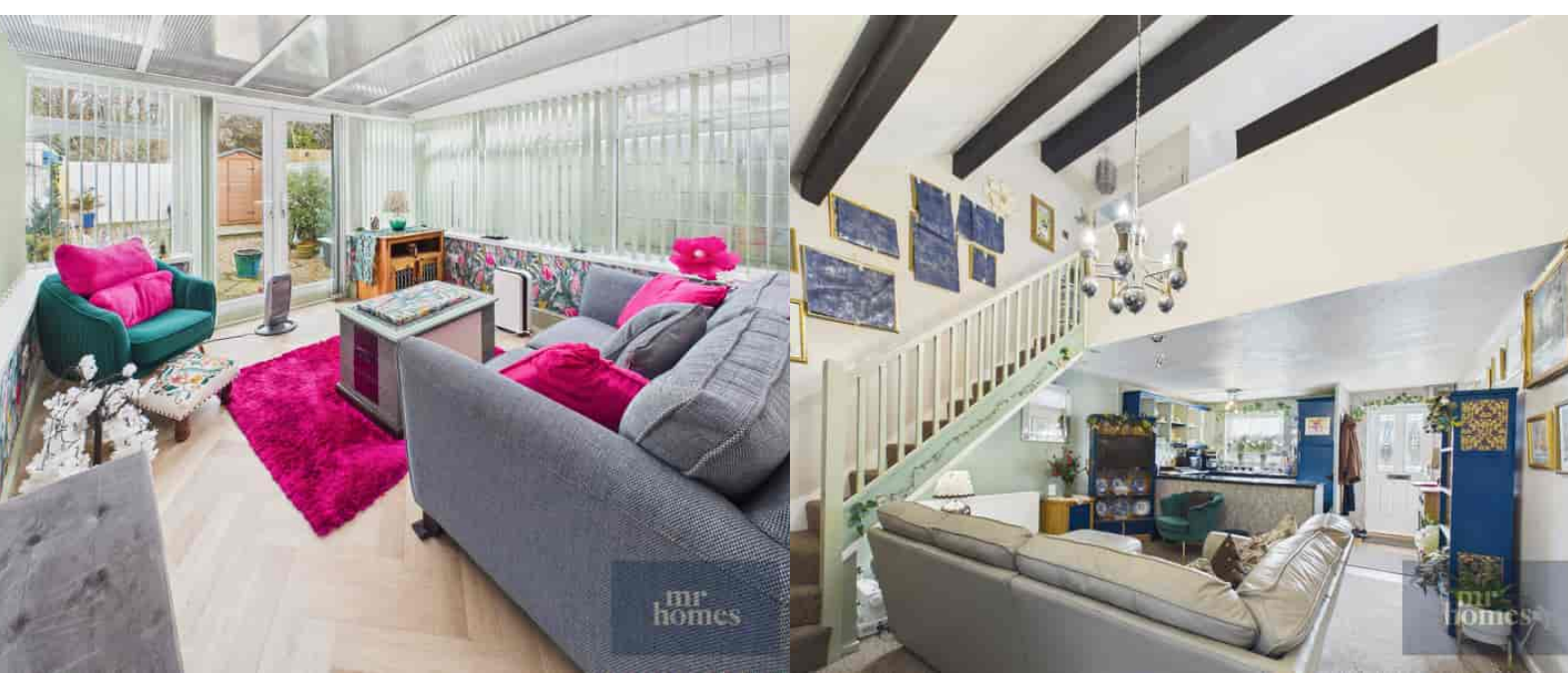
PROPERTY DESCRIPTION

*** Guide Price: £179,950 to £189,950 *** A VERY WELL PRESENTED 1-BEDROOM HOUSE - LOCATED ON A QUIET-CUL-DE-SAC - OPEN-PLAN KITCHEN/LIVING/DINING ROOM - SUNROOM/CONSERVATORY - STAIRCASE TO 1st FLOOR LANDING - DOUBLE BEDROOM - MODERN BATHROOM SUITE - PRIVATE DRIVEWAY TO FRONT - ENCLOSED & LANDSCAPED REAR GARDEN - uPVC DOUBLE GLAZING WINDOWS & GAS CENTRAL HEATING Powered by a Combi-Boiler. TENURE: FREEHOLD. EPC RATING = Awaiting Assessment... COUNCIL TAX BAND = C.

EARLY VIEWING HIGHLY RECOMMENDED - PLEASE CALL US ON 02920 204 555

FREE MORTGAGE ADVICE AVAILABLE

WWW.MR-HOMES.CO.UK



**Kitchen/
Living/Dining
Room - OPEN-
PLAN**

**Sunroom/Conser
vatory - 11' 6" x
10' 0" (3.51m x
3.05m)**

**Staircase to 1st
Floor Landing**

**Bedroom
(Double) - 13' 7" x
13' 2" (4.14m x
4.01m)**

Bathroom

**Front Garden -
Plants &
Shrubbed
Border.**

**Driveway to
Front**

**Rear Garden -
Landscaped &
Enclosed (Low-
Maintenance)**



Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

EPC Rating: D (61)

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

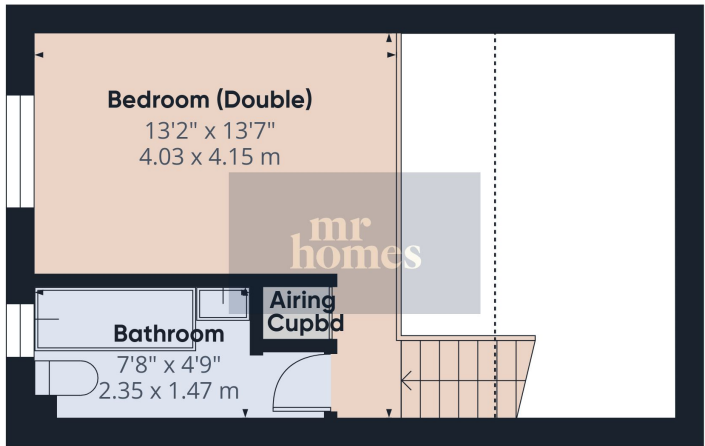
Any easements, servitudes, or wayleaves?
No

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





Ground Floor



1st Floor



Approximate total area^m
608 ft²
56.5 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

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

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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