



1 Nant Y Dowlais, The Drope, Cardiff. CF5 4UA

- IMMACULATE & MODERN 2-BED BUNGALOW
- SEMI-DETACHED
- DETACHED GARAGE with PITCHED ROOF
- OPEN-PLAN KITCHEN & LIVING ROOM
- MODERN FITTED KITCHEN
- LARGE BRICK-PAVED DRIVEWAYS
- OCCUPIES A LARGE CORNER PLOT
- CONSERVATORY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD
- QUIET-CUL-DE-SAC LOCATION



PROPERTY DESCRIPTION

Welcome to this immaculate and modern 2-bedroom semi-detached bungalow, perfectly situated on a large corner plot in the highly sought-after area of The Drope. Offering comfortable single-storey living with plenty of natural light and a thoughtfully designed layout, this property is an ideal choice for anyone looking to enjoy low-maintenance, stylish living in a peaceful setting.

Approached via a quiet cul-de-sac, this lovely bungalow boasts a spacious and inviting feel throughout. Upon entry, you are welcomed into an open-plan kitchen and living room that effortlessly blends modern convenience with a warm and homely atmosphere. The contemporary fitted kitchen features sleek units, designed to meet the needs of today's lifestyle while offering plenty of preparation space for cooking enthusiasts.

The conservatory overlooks the rear garden, providing additional space to relax and enjoy garden views year-round. Whether you want a bright spot for morning coffee, a hobby area, or an informal dining space, the conservatory adds versatile living space that can adapt to your lifestyle.

The bungalow comprises two bedrooms, each with plenty of natural light. The centrally located modern bathroom benefits from tasteful fixtures and a clean, refined finish, completing the internal accommodation with convenience and style. All windows throughout the property are uPVC double glazed, ensuring a warm and energy-efficient environment, complemented by gas central heating powered by a reliable Ideal Logic 24kW Combi-Boiler.

Externally, this property truly stands out with its considerable corner plot, allowing for an impressive amount of outdoor space to be enjoyed. The large brick-paved driveway provides ample off-road parking for multiple vehicles and leads to a detached garage with a pitched roof, perfect for additional storage, a workshop space, or secure parking.

The landscaped gardens surrounding the bungalow offer an ideal setting for outdoor entertaining, gardening, or simply unwinding in the tranquillity of your own private space. Being set in a quiet cul-de-sac, the property enjoys a peaceful atmosphere, while still being conveniently located close to local amenities, schools, and transport links.

This freehold bungalow is a wonderful opportunity to acquire a modern and beautifully maintained home in one of the area's most desirable spots. Whether you're downsizing, starting a new chapter, or seeking a convenient and comfortable residence, this property presents excellent value and lifestyle benefits.

Don't miss your chance to explore this excellent home and all it has to offer. Contact us today to arrange a viewing and experience for yourself the charm and practicality of this superb bungalow in The Drope.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/nanty-dowlais1ap>

EPC Rating = Awaiting Assessment.

Council Tax Band = C

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links



ROOM DESCRIPTIONS

Entrance Porch

2' 7" x 4' 10" (0.79m x 1.47m)
Entered Via uPVC D/g French Patio Doors,
uPVC D/g Windows To Sides,
Fitted Carpet,
uPVC D/g Half Glazed & Obscure D/g Door To Entrance Hallway.

Hallway

3' 2" x 3' 10" (0.97m x 1.17m)
Laminate Flooring,
Plastered Walls And Textured Ceiling,
Coving To Ceiling,
Double Doors To Utility Cupboard.
Doorway To Kitchen,
Door To Living Room.

Utility Cupboard

Housing Ideal Logic Combi 24kw Combi-Boiler,
Housing Electric RCD Consumer Unit,
Fixed Shelving.

Kitchen

5' 11" x 12' 0" (1.80m x 3.66m)
Non-Slip Flooring,
Matching Wall And Base Units,
Work Surfaces Over,
Tiled Splashbacks,
Stainless Steel Sink And Drainer With Mixer Tap,
4 Ring Ceramic Hob With Extractor Hood Over,
Electric Fan Assisted Oven,
Integrated Washing Machine,
Space For Tall Fridge Freezer,
Breakfast Bar,
Double Panel Radiator,
Plastered Walls And Textured Ceiling,
uPVC D/g Window To Side,
Large Open Hatch To Living Room.

Living Room

11' 4" x 15' 3" (3.45m x 4.65m)
Laminate Flooring,
uPVC D/g Window To Front,
Double Panel Radiator,
Plastered Walls And Plastered Ceiling,
Coving To Ceiling,
Doorway To Mid Hallway.

Mid Hallway

2' 11" x 6' 4" (0.89m x 1.93m)
Laminate Flooring,
Hatch To Insulated And Partially Boarded Loft With Attached Pull Down Ladders,
Plastered Walls And Textured Ceiling,
Door To Airing Cupboard Which Has Slat Shelving
Doors To Bedroom 1, Bedroom 2 And Wet/Shower Room.

Wet/Shower Room (Disability Use)

5' 9" x 6' 0" (1.75m x 1.83m)
Non-Slip Flooring With Drainage To Floor,
Close Coupled W.c.,
Pedestal Wash Hand Basin With Hot And Cold Taps Over,
Single Panel Radiator,
Wall Mounted Electric Shower,
Wall Mounted Fold-Down Seat,
uPVC Obscure D/g Window To Side,
Fully Tiled Walls,
Wall Mounted Manrose Electric Extractor Fan.

Bedroom 1

8' 3" x 11' 8" (2.51m x 3.56m)
Fitted Carpet,
uPVC D/g Window To Rear,
Single Panel Radiator,
Plastered Walls And Textured Ceiling,
Coving To Ceiling,
Fitted Wardrobes With 2 x Mirrored Sliding Doors.

Bedroom 2

7' 2" x 9' 0" (2.18m x 2.74m)
Laminate Flooring,
Single Panel Radiator,
Plastered Walls And Textured Ceiling,
Coving To Ceiling,
D/g Patio Sliding Door To Conservatory.

Conservatory

7' 7" x 8' 6" (2.31m x 2.59m)
Fitted Carpet,
uPVC D/g Windows To Sides And Rear,
2 x Patio Sliding Doors To Rear Garden,
Wall Mounted Light.

Front Garden

Low Maintenance Front Garden,
Patio Pathway,
Laid Stone Chippings,
Enclosed With Picket Edge Fencing,
Wall Mounted Sensor Light On Side Of Garage, Overlooking Patio Pathway Leading Up To Front Door.

Rear Garden - SOUTH-EAST FACING

Attractive Rear Garden,
South-East Facing,
Fully Enclosed By Feather Edge Fencing,
Astroturf And Laid Lawn,
Variety Of Flowerbed Borders Within Sleepers Around The Garden Edges,
Patio Leading To Side Of Property,
Wood Panel Storage Shed,
Outside Tap,
Lockable Gate Giving Access To Front Garden,
Door To Garage,
Wall Mounted Sensor Light On Rear Of Garage.

Front Driveway - Brick-Paved

Large Side Driveway - Brick-Paved & Lawned Area

Large Brick Paved Driveway To Left Side Of Garage Which Houses A Large Touring Caravan.

Detached Garage with Pitched Roof

9' 5" x 18' 3" (2.87m x 5.56m)
Up And Over Door,
Power Points And Lighting,
Pitched Roof,
Wall Mounted Electric RCD Consumer Unit.



MATERIAL INFORMATION

Council Tax: Band C

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: Level access.

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



