

FOR SALE

Offers in the Region of £180,000 Freehold



68 Coedriglan Drive, Cardiff, South Glamorgan. CF5 4UQ

- FREEHOLD
- SOUTHWEST-FACING REAR GARDEN
- MODERN FITTED KITCHEN
- uPVC DOUBLE GLAZING
- CLOSE TO ST FAGANS VILLAGE
- DRIVEWAY
- DOUBLE BEDROOM
- REFURBISHED LUXURY BATHROOM
- GAS CENTRAL HEATING
- CLOSE TO CULVERHOUSE CROSS



PROPERTY DESCRIPTION

MR HOMES are delighted to represent our client in bringing to market FOR SALE this ideal starter home or perfect choice for downsizers in the much sought-after location of The Drope. The property benefits from a driveway to the front with plenty of space for one vehicle as well as a low-maintenance front garden and enclosed south-west-facing rear garden which is approximately half patio laid to paving slabs and half laid to lawn with a newly installed garden shed. The modern fitted kitchen provides the perfect space for preparing meals which can then be enjoyed in the Living Room/Diner or al fresco in the pleasant, private rear garden, either under the cover of the pagoda or in the open air by the glow of the fire pit. Upstairs the property has a bedroom with generous in-built storage/wardrobe and a newly fitted modern bathroom with storage cupboard housing the gas central heating boiler meaning the property benefits from gas central heating and there is uPVC double glazing throughout. Location is also a major selling point of this property: The centre of St Fagans village is nearby with the St Fagans National Museum of History 1.5 miles away and Culverhouse Cross Retail Park is easily accessible too with it being 1.5 miles to the south of the property. This means of course that there is also easy access to the city's major roads, including the A48 and A4232, variously providing access to Cardiff city centre and Penarth to the east and the M4 to the north. The property is also well serviced by public transport with bus stops on nearby Drope Rd and Michaelston Rd. Closer to home are the green open spaces of The Drope, perfect for dog walking or enjoying with friends and family, and within comfortable walking distance (just over ten minutes/half a mile away) there is a parade of shops including a florist, post office and convenience store. Do not delay and book your viewing today for what will undoubtedly prove to be an extremely popular property.



ROOM DESCRIPTIONS

Outside Front

Driveway laid to concrete providing parking for one car; front garden area laid to gravel chippings; pathway to front door laid to paving slabs; meter cupboards

Living Room/Diner/Kitchen

11' 10" x 22' 2" (3.61m x 6.76m) Accessed via composite front door with obscured DG panels; carpeted; radiator; open plan to Kitchen; carpeted stairs rise to First Floor

Kitchen Area

LVT flooring; radiator; modern fitted kitchen with contrasting wall and base units with worktops over and tiled splash backs; Franke composite sink with draining board and mixer tap; integrated Indesit 4-ring gas hob with Indesit extractor hood over; integrated Indesit electric fan-assisted oven; integrated Indesit washing machine; integrated under counter fridge; space and plumbing for slimline dishwasher; uPVC DG window to rear; uPVC back door with DG panel provides access to rear garden

First Floor Landing

3' 0" x 3' 0" (0.91m x 0.91m) Carpeted

Bedroom

8' 9" x 12' 6" PLUS STORAGE (2.67m x 3.81m) Carpeted; radiator; built-in wardrobe/storage; loft hatch; uPVC DG window to front

Bathroom

9' 10" x 5' 1" (3.00m x 1.55m) Tiled flooring; fully tiled walls; newly fitted bathroom suite comprising vanity unit with sink and mixer tap, WC and storage; bath with mixer tap and mains powered shower over; uPVC obscured DG window to rear; Storage Cupboard

Storage Cupboard

1' 10" x 5' 2" (0.56m x 1.57m) Housing Worcester gas central heating boiler

Rear Garden

Decking area with pagoda and housing for tumble dryer; remainder of the garden is laid to paving slabs; edged borders; new fencing panels; plastic storage shed



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: FTTC.

Accessibility Types: None.

EPC Rating: C (70)

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

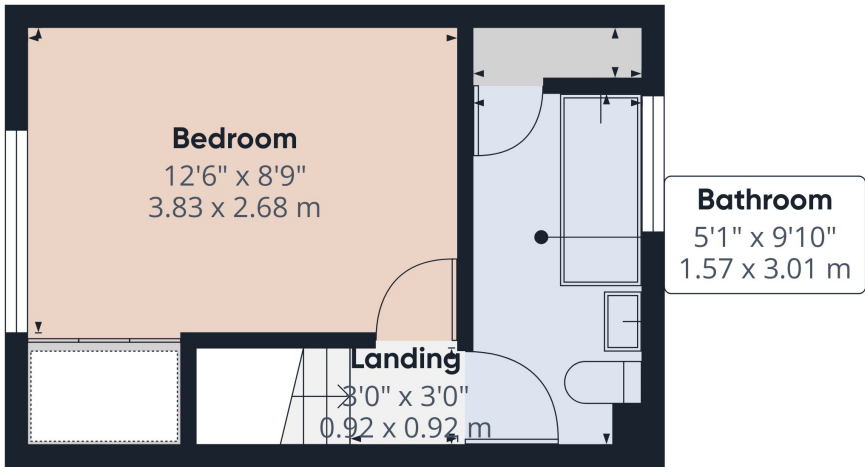
Construction Type

Standard





Floor 0



Floor 1



Approximate total area^m
450 ft²
41.7 m²

Reduced headroom
14 ft²
1.3 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.

GIRAFFE360

