

**FOR SALE**

Guide Price: £270,000 to £280,000 Freehold



mr  
homes

# 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

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## PROPERTY DESCRIPTION

\*\*\* Guide Price £280,000 \*\*\* AN IMMACULATE 2-BEDROOM SEMI-DETACHED BUNGALOW - OCCUPYING A LARGE CORNER PLOT - OPEN-PLAN MODERN LIVING - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Immaculate 2-Bed Bungalow, comprising in brief; Porch Entrance, Hallway, Kitchen Open-Plan to the Living Room, Mid-Hallway, Modern Shower Room, Bedroom 1, Bedroom 2 and a Conservatory. Attractive Front Garden & Attractive and Enclosed Rear Garden. Private Driveway to Front and a Larger Private Driveway to the Front/Side. uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link

> <https://tour.giraffe360.com/nantydowlais1ap>

EPC Rating = Awaiting Assessment... Council Tax Band = C.

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

FREE MORTGAGE ADVICE AVAILABLE - [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



# 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:** ADSL.

**Accessibility Types:** Level access.

**EPC Rating:** D (65)

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

**Flooding Sources:** None.

**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



