

FOR SALE

Offers in the Region of £300,000 Freehold



Llangybi Close, The Drope, Cardiff. CF5 4TN

- NO CHAIN
- 3-BEDROOMS
- SEMI-DETACHED HOUSE
- REFITTED MODERN KITCHEN
- GARAGE (9'0" x 18'5")
- NEW FRONT DOORS & WINDOWS
- GUEST WC
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- CLOSE TO CULVERHOUSE CROSS/A4232/M4



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PROPERTY DESCRIPTION

Discover this delightful 3-bedroom semi-detached house in The Drope, available with NO CHAIN and offering the perfect combination of modern comfort and convenient living. Recently enhanced with a refitted, contemporary kitchen and stylish modern bathroom, the home has been thoughtfully updated to meet the needs of a growing family. Featuring new front doors and windows, gas central heating, and uPVC double glazing, this property promises warmth and energy efficiency throughout. The spacious reception room provides a welcoming environment for relaxation and socialising, complemented by a handy guest WC for added convenience. Outside, both front and rear gardens are beautifully maintained, ideal for enjoying outdoor moments or entertaining guests. A generous garage measuring 9'0" by 18'5" offers secure parking and extra storage, completing this well-rounded family home.

Situated close to Culverhouse Cross, this home enjoys superb accessibility to major transport links, including the A4232 and M4 motorway, perfect for commuters or anyone seeking quick connections to Cardiff and beyond. The Drope is a peaceful, sought-after suburban area known for its friendly community and access to a range of local amenities, including shopping, dining, and leisure opportunities, making it an excellent choice for families and professionals alike.

Step inside to find a welcoming reception room that provides ample space for both comfortable seating and dining arrangements, creating a versatile hub for everyday living. The refitted kitchen boasts modern cabinetry and work surfaces, designed for both style and functionality, making meal preparation a pleasure. A practical guest WC is conveniently located on the ground floor, ideal for visitors.

Upstairs, the main bathroom has been refurbished with a contemporary design and fittings, offering a fresh and relaxing space for the family. Three well-proportioned bedrooms provide comfortable accommodation, each benefiting from good natural light and flexible layout options, whether for sleeping, working, or hobbies.

Outside, the front garden enhances the property's curb appeal, while the rear garden offers a private outdoor retreat, perfect for children to play or adults to unwind. The sizeable garage adds significant value, providing secure parking or the opportunity for additional storage or workshop space. Combining modern updates, practical features, and a superb location, this charming semi-detached home in The Drope represents a fantastic opportunity for anyone looking to settle in a vibrant yet peaceful community with the advantage of NO ONGOING CHAIN.



ROOM DESCRIPTIONS

Outside Front

Entry

7' 5" x 2' 1" (2.26m x 0.64m)

Hallway

4' 10" MAX x 12' 7" MAX
(1.47m x 3.84m)

Guest WC

4' 4" x 4' 5" (1.32m x 1.35m)

Open Plan Living Area

11' 11" x 15' 1" (3.63m x 4.60m)

Open Plan Kitchen / Dining Area

20' 1" x 10' 11" (6.12m x 3.33m)

First Floor Landing

11' 0" MAX x 5' 6" MAX
(3.35m x 1.68m)

Bedroom 1

12' 0" x 12' 7" (3.66m x 3.84m) PLUS

WARDROBE/STORAGE

Bedroom 2

11' 11" x 10' 10" (3.63m x 3.30m) PLUS

WARDROBE/STORAGE

Bedroom 3

7' 11" x 10' 10" (2.41m x 3.30m)

Family Bathroom

7' 10" MAX x 8' 6" MAX
(2.39m x 2.59m)

Rear Garden

Garage

9' 0" x 18' 5" (2.74m x 5.61m)



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

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

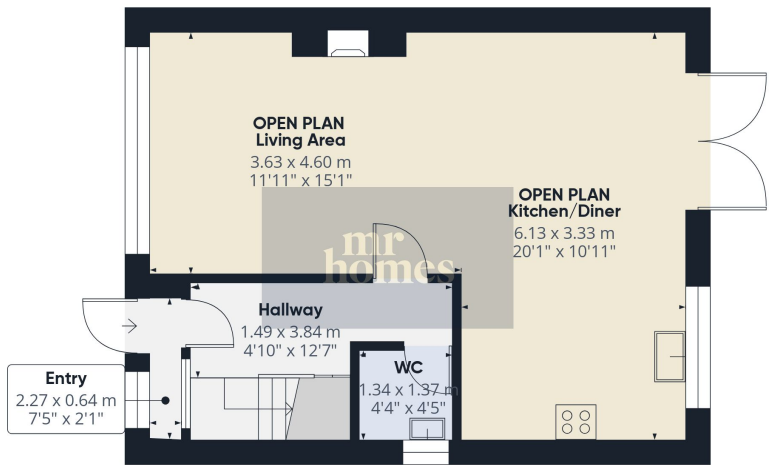
Any easements, servitudes, or wayleaves? No

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

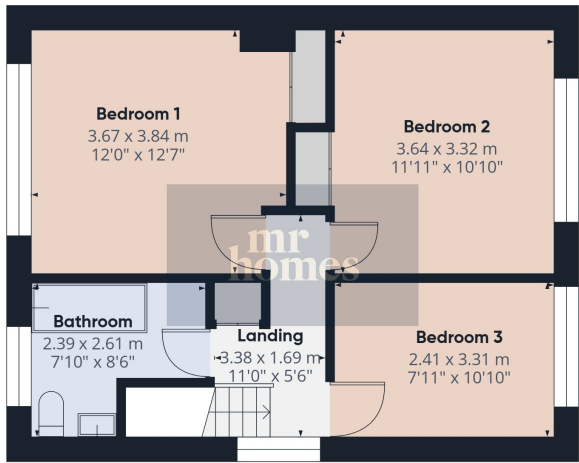
Mobile Signal

Please see Ofcom coverage checkers





Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m
92.8 m²
998 ft²

(1) Excluding balconies and terraces

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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