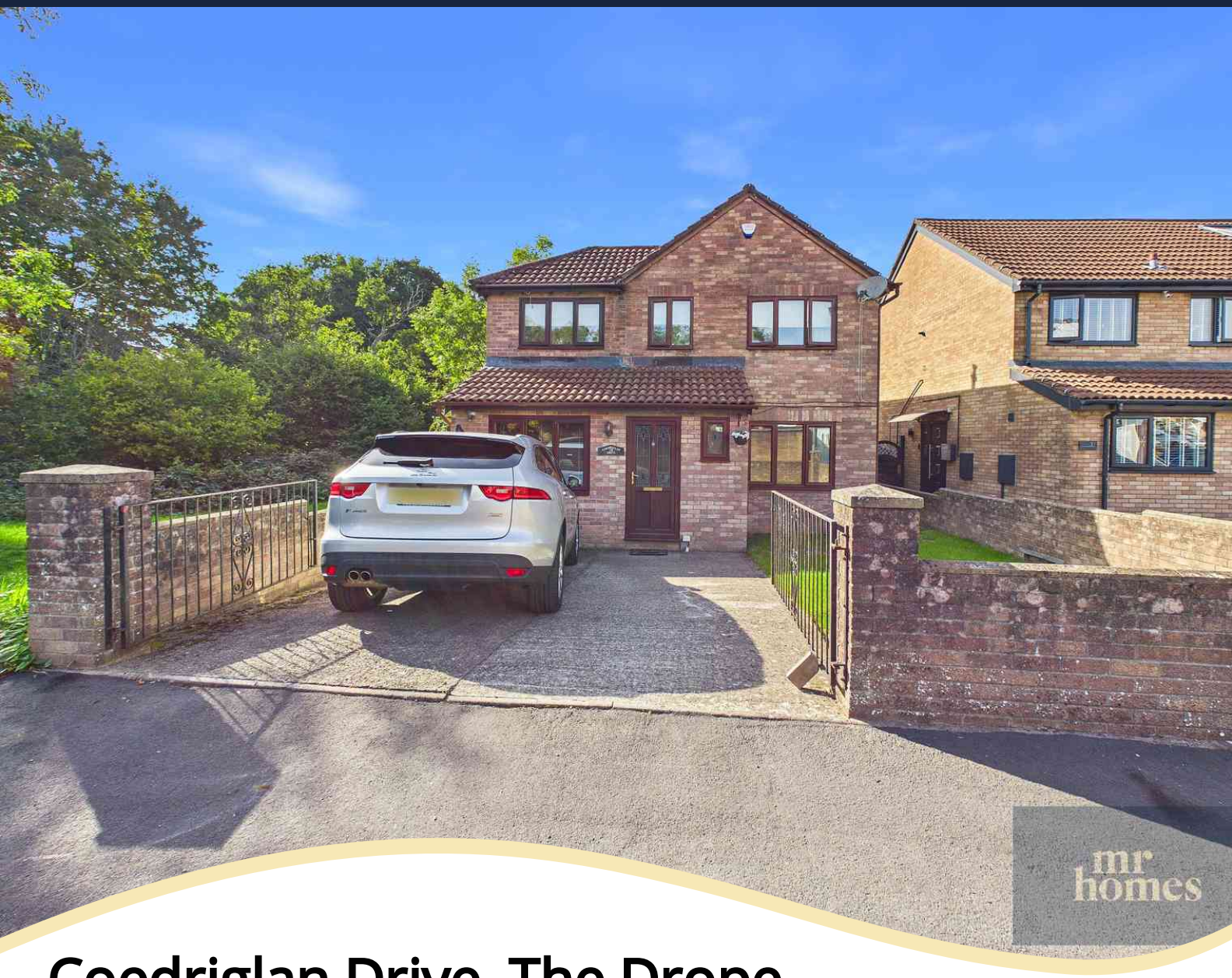
FOR SALE

Offers in Region of £395,000 Freehold



Coedriglan Drive, The Drope, Cardiff. CF5 4UN

- AVAILABLE NOW
- A VERY WELL POSITIONED 4-BED DETACHED FAMILY HOME (EXTENDED)
- 4 BEDROOMS
- 3 RECEPTIONS
- CLOAKROOM/DOWNSTAIRS W.C
- PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN
- uPVC D/G & GAS C/H
- CLOSE TO SCHOOLS, SHOPS, AMENITIES & PARKS
- EXCELLENT TRANSPORT LINKS

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk





PROPERTY DESCRIPTION

*** NO CHAIN *** FANTASTIC LOCATION *** EXTENDED 4-BED DETACHED & SPACIOUS FAMILY HOME - 3 RECEPTIONS - CLOAKROOM/DOWNSTAIRS W.C - OFF-ROAD PARKING & ENCLOSED GARDENS - NB: Viewings to commence Tuesday 20-OCT-2026. MR HOMES are pleased to Offer FOR SALE this Impressive Detached & Spacious Family Home which has been EXTENDED. Briefly comprising; Entrance Hallway, Cloakroom/Downstairs W.c, Modern Fitted Kitchen with Breakfast Bar, EXTENDED Sun-Room, 16ft Dining Room, Landing, Master Bedroom, Bedrooms 2, 3, 4 & a Modern Bathroom Suite. The Front & Rear Gardens are Enclosed with Gated Off-Road Parking to Front. uPVC Double Glazed Windows & Doors. Gas Central Heating powered by an Ideal Atlantic 24kW Combi-Boiler. EPC Rating = C. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL -





ROOM DESCRIPTIONS

Entrance Hallway
Wall mounted alarm panel.

Cloakroom/Downstairs W.c

Living Room
14' 9" x 14' 7" (4.50m x 4.45m)

Kitchen/Breakfast Room
14' 6" x 10' 11" (4.42m x 3.33m) Modern fitted Kitchen with Breakfast Bar -
Door into EXTENDED Sun Room -
uPVC D/g French Patio Doors to Enclosed Rear Garden

Sun-Room - EXTENSION
14' 5" x 9' 0" (4.39m x 2.74m) uPVC D/g Double French Patio Doors to Rear Garden -
Door into Dining Room.

Games Room
16' 0" x 7' 11" (4.88m x 2.41m) Door into Entrance Hallway & Door into Sun-Room.

Stairs to 1st Floor Landing
Hatch to insulated & Partially Boarded Loft - Loft Light -
Door to airing cupboard housing Halstead Combi-Boiler - Door to 2nd Storage Cupboard.

Master Bedroom
13' 11" x 8' 7" (4.24m x 2.62m)

Bedroom 2
11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom 3
10' 5" x 8' 6" (3.17m x 2.59m)

Bedroom 4
6' 4" x 5' 6" (1.93m x 1.68m)

Family Bathroom
Re-Fitted Modern Bathroom Suite.

Front Garden
Enclosed & Laid to Lawn - Lockable Side Gate Access into Rear Garden.

Rear Garden
Enclosed Rear Garden with Decking to Laid Lawn with Flower Bed Borders. Wood Panel Storage Shed.

Private Driveway
Off-Road Parking to Front.





MATERIAL INFORMATION

Council Tax: Band F
Council Tax: Rate £2,908.00
Parking Types: Driveway. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Private Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

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

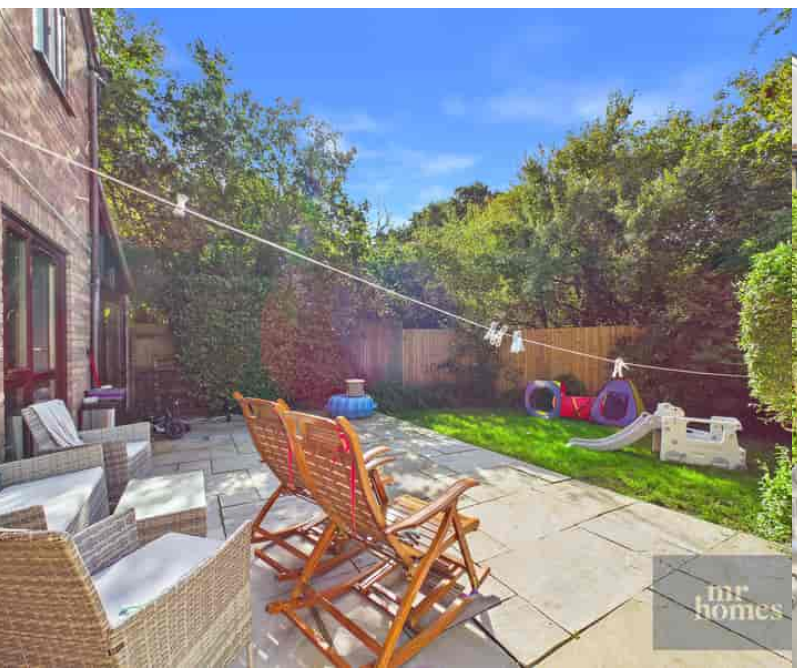
Mobile Signal
Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 5 Mbps - Superfast 155 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin





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