

**9 Traherne Drive, The Drope
Cardiff
CF5 4UL**

Hallway

Entered via half glazed hardwood front door, door to lounge then open plan archway to:-

Kitchen 8'1" x 7'11"

Original fitted kitchen comprising plenty of wall and base units including stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, plumbed for washing machine, tiled splash backs, window to front, wall mounted gas central heating boiler, ceramic tiled floor



Lounge 17' x 11'10"

A really spacious lounge with open plan stairs raising to first floor, wall mounted gas fire (not tested) Glazed timber panelled door leading to



Conservatory 8' x 8'

Upvc framed conservatory, ceramic tiled floor, door opening out onto rear garden.



First Floor Landing

Three doors leading to two bedrooms & shower room W,C, Loft space

Bedroom One 8'7" (min) x 12'6"

Double bedroom, built in wardrobe with sliding doors, window to rear.



Bedroom Two 11'6" x 6'10"

A good sized second bedroom with window to front and built in storage cupboard housing hot water cylinder.



Shower Room

Brand new re-fitted shower room, with walk in shower that has a soak away floor and wall mounted electric shower, half glazed shower door, low level w.c., wash hand basin, complimentary tiled walls, window to rear.



Outside Front

Car hardstanding and a range of mature trees and shrubs to side.

Rear Garden

A very pretty enclosed rear garden with two paved patio areas then laid to small lawn, a range of mature trees and shrubs, enclosed by means of wood panel fence and brick boundary wall.



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Ideal First Time Buy!! Situated At This Popular Location Can Be Found This Two Bedroom Mid Link House In Need Of Some Updating Mainly Re Decoration & New Kitchen. The Property Is Ideally Placed For Local Shops, Transport and Schools and Further Comprises, Entrance Hall, Kitchen, Spacious Lounge, Conservatory, Brand New Re-Fitted Shower Room, Gas Central Heating. Upvc Windows.. Pretty Enclosed Rear Garden, Car Hardstand, Early Viewing A Must! Very Sensibly Priced