28 Traherne Drive, The Drope
Cardiff
CF5 4UL

Porch
Entered via a pair of Upvc glazed storm doors. Windows to side. Tiled floor. Upvc glazed door leads into;

Lounge 16'8" x 11'9"
A generous sized living room. Open plan stairwell. Window to front. Laminate floor. Radiator. Coved ceiling. Panelled door leading into:



Kitchen 11'9" x 7'9"
A well proportioned sized kitchen siting a selection of White gloss wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine, integrated gas hob, electric oven & extractor canopy. Laminate floor. Radiator. Window. 1/2 Glazed Upvc door to rear garden. Wall mounted gas combination boiler fires domestic hot water & central heating.



First Floor Landing
Doors off leading to two bedrooms 7 shower room W.C. Loft space

Bedroom One 11'6" x 8'10"
Good sized double bedroom with fitted robes. Window to front. Radiator. Coved ceiling



Bedroom Two 10'7" x 6'8"
A decent sized single bedroom. Fitted robe. Window to rear. Radiator. Coved ceiling



Shower Room W.C.
Cladding to walls. Suite comprising of low level W.C. Vanity unit with wash hand basin. Glazed cubicle incorporating chrome mains fed mixer shower. Chrome towel rail. Window. Laminate floor



Front Garden
Tarmac based area offering off road parking

Rear Garden
A very good sized garden. Paved patio area leading to lawn with timber decked area to rear. Timber fencing

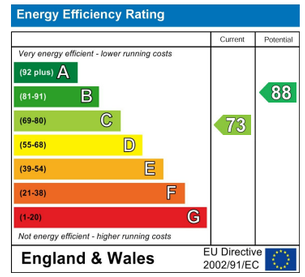


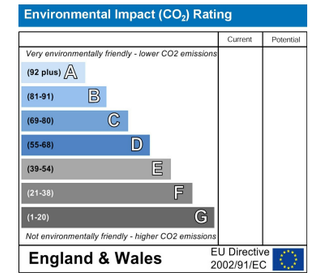
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for 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.





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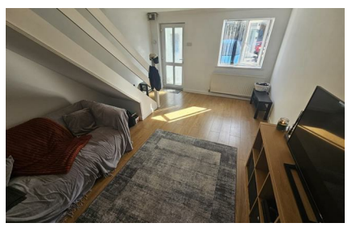
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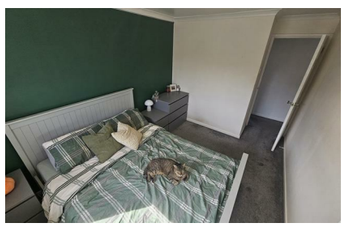
Tel: 029 2055 3056
Fax: 029 2056 5761



28 Traherne Drive, The Drope, Cardiff, CF5 4UL







At The Popular Drope To The West Side of The City Can Be Found This Improved Two Bedroom Mid Link House That Would Make An Ideal First Time Purchased. Accommodation Further Comprises Of Porch, 16' Lounge, Modern Fitted Kitchen With Oven & Hob, Shower Room W.C. Upvc Windows & Doors. Gas Central Heating Fired By a Combination Boiler. Off Road Parking. Good Sized Rear Garden. Energy Rating 'C' Council Tax Band 'C' No Chain. Quick Sale Can Be Offered. Well Worth Viewing

£219,950 Freehold

sales@hoskinsmorgan.co.uk www.hoskinsmorgan.co.uk