

Traherne Drive

THE DROPE, CARDIFF, CF5 4UL

GUIDE PRICE £185,000

**Hern &
Crabtree**



Traherne Drive

No chain. A wonderful two bedroom mid-terrace house that has been well maintained and boasting a lovely enclosed rear garden. Light and spacious throughout, and ready for the next occupier to move straight in, this would be a perfect first time buy or anyone thinking of downsizing.

Delightfully positioned at the end of this quiet no through road, the accommodation briefly comprises: Entrance Hall, Lounge/Diner and a Modern Fitted Kitchen to the ground floor. To the first floor are Two Bedrooms and a family Bathroom. The property further benefits from an enclosed rear garden as well as having an allocated parking space for two cars.

Traherne Drive is placed in The Drope, which is under 9 miles to the west of Cardiff and offers excellent city links and M4 access via the A4232. Nearby Culverhouse Cross offers a variety of large department stores and grocery shops and there are public transport links to the capital. Internal viewings are highly recommended!



600.00 sq ft

Entrance Hall

Entered via a pvc glazed door into the entrance hall. Tiled floor. Stairs to the first floor.

Living Room

Double glazed window to the front. Coved ceiling. Two radiators. Electric fireplace with wooden surround and hearth.

Kitchen

Double glazed window to the rear. Pvc glazed door leading out to the rear garden. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Space for oven and further appliances. Tiled splashback. Radiator. Combi boiler.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One

Double glazed window to the front. Radiator. Built in wardrobe.

Bedroom Two

Double glazed window to the rear. Radiator. Built in wardrobe.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed, w/c and wash hand basin. Radiator. Tiled walls. Laminate flooring.

OUTSIDE

Front

Storm porch. Allocated parking space for two cars to the side.

Rear Garden

Enclosed rear garden with timber fencing. Hedge to the rear. Decked sitting area. Lawn. Cold water tap.

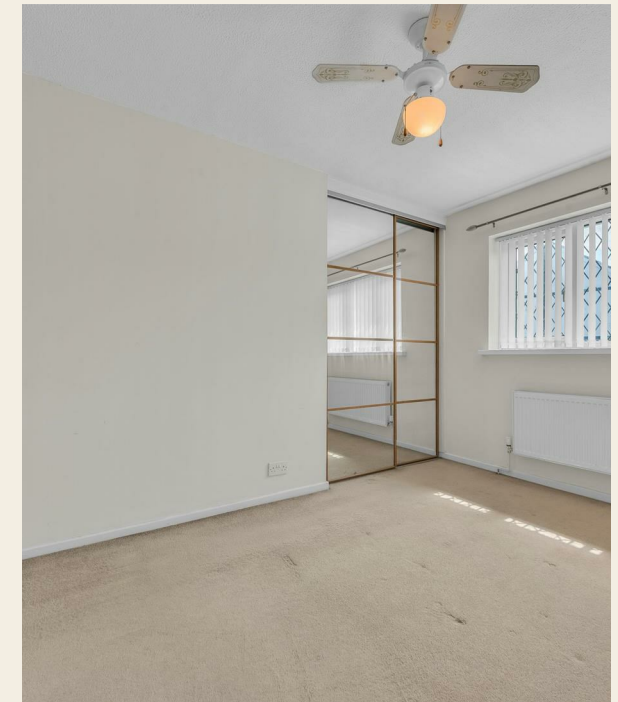
Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is C
Epc - C

Disclaimer

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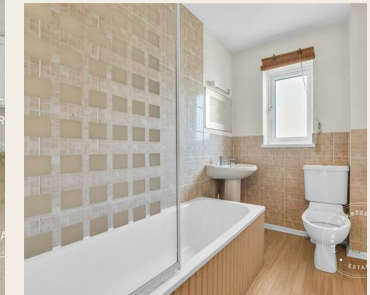
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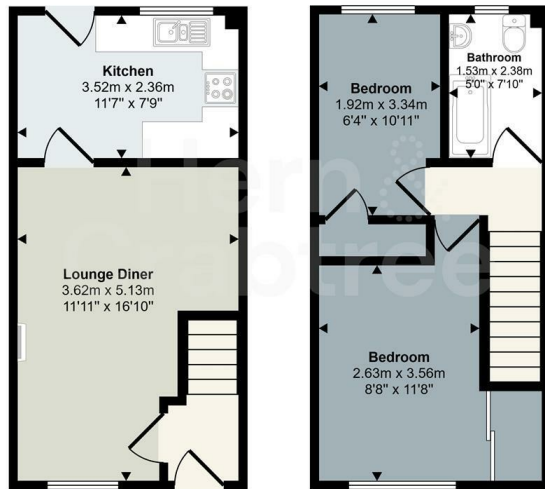
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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



Approx Gross Internal Area
56 sq m / 600 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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