

# Coedriglan Drive

THE DROPE, CARDIFF, CF5 4UQ

GUIDE PRICE £220,000

Hern &  
Crabtree



# Coedriglan Drive

No Chain! Set on a generous size plot is this immaculate two bedroom semi-detached home located on this quiet cul de sac in The Drope. Well presented throughout and ready for the next occupier to move straight in, this would make a perfect first time buy or investment.

With a lovely size rear garden, complete with a Summerhouse and ample off street parking the accommodation on this stylish home briefly comprises: Entrance Hall, Lounge/Diner and Modern Fitted Kitchen to the ground floor. To the first floor are Two Bedrooms and a Bathroom.

Coedriglan Drive is perfectly placed within close proximity to Culverhouse Cross, there are a good selection of amenities and 24 hour grocery stores along with excellent M4 access and link road to Cardiff city centre. Internal viewings are highly recommended.



# 848.00 sq ft

## Entrance Hall

Entered via a pvc front door, stairs to the first floor, radiator, wood flooring.

## Living Room

Double glazed window to the front, radiator, wooden flooring.

## Kitchen

Double glazed window to the rear, pvc door to the rear garden, kitchen fitted with wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with oven and oven and grill combi, , space and plumbing for washing machine, integrated dish washer, radiator, breakfast bar.

## First Floor Landing

Stairs rise up from the hall, recessed lights.

## Bedroom One

Double glazed window to the front, radiator, built in cupboard.

## Bedroom Two

Double glazed window to the rear, radiator, built in cupboard.

## Bathroom

Double obscure glazed window to the rear, bath with a Triton power shower over, w.c and wash hand basin, heated towel rail, wood laminate flooring.

## Rear

Enclosed by timber fencing, paved area and gravel area, rockery, cold water tap,

## Outdoor Summerhouse

Double glazed windows to the front, double glazed door, power and light, wooden floors.

## Lean To

Corrugated roof, power, space for appliances/storage.

## Front

Parking to the front, gravel area, electric charging point.

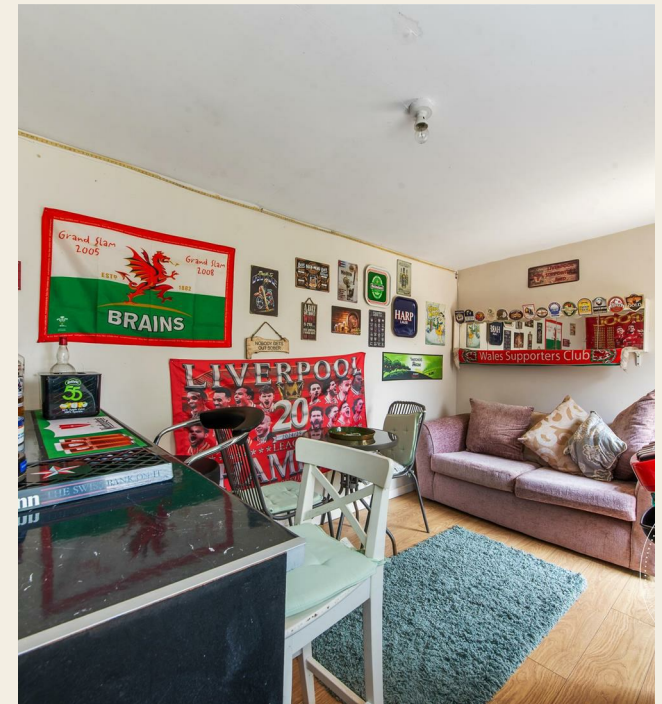
## Additional Information

We have been advised by the vendor that the property is Freehold. Council Tax - C

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

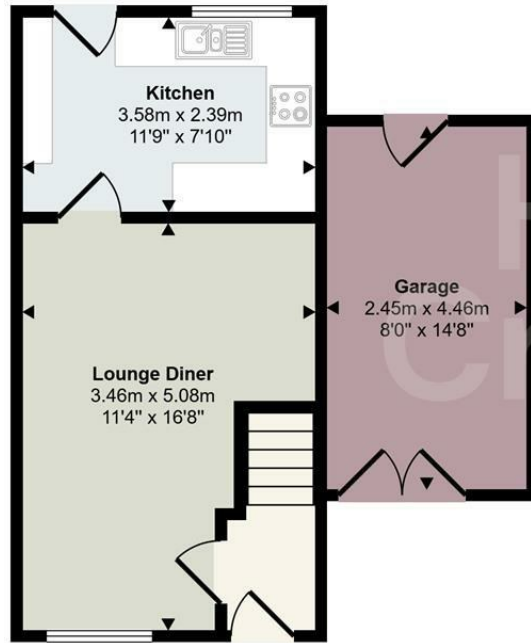
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



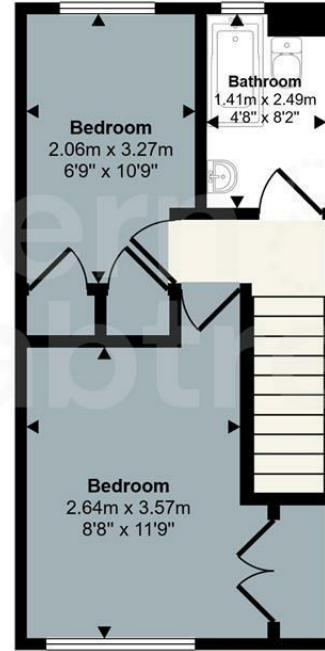


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

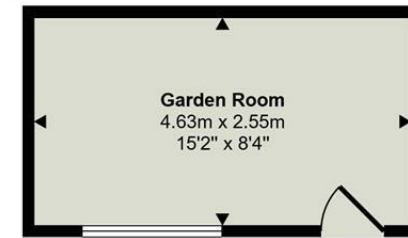
Approx Gross Internal Area  
79 sq m / 848 sq ft



Ground Floor  
Approx 39 sq m / 418 sq ft



First Floor  
Approx 28 sq m / 304 sq ft



Garden Room  
Approx 12 sq m / 127 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.

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

