

# Drope Gardens, 112 Drope Road, St. George's-super-ely, Cardiff, CF5 6EP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£485,000**



Semi-Detached Property



# Property Description

**\*\* THREE DOUBLE BEDROOM SEMI DETACHED ON A LARGE PLOT \*\* LARGE DETACHED GARDEN ROOM/SUMMER HOUSE \*\*** A charming three double bedroom semi detached cottage on a good sized plot, in a convenient location being a short distance from transport links and local amenities. Entrance porch, modern fitted kitchen with granite worktop surfaces open plan with dining area, lounge with gas fire, large conservatory. To the first floor are three double bedrooms, ensuite cloakroom to bedroom one and a separate family bath with jacuzzi bath. Gas central heating to property. Detached garden room/summer house with fitted kitchen and shower room offering versatile use. Delightful gardens and a large driveway with gated approach. NO CHAIN. EPC Rating: D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1441 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

St Georges super Ely, also known as St Georges is a small village and community in the western outskirts of Cardiff, in the Vale of Glamorgan. Lying to the northwest of Culverhouse Cross retail park, between Peterston-super-Ely and Michaelston-super-Ely, it contains a medieval church and ruined manor house dated to the fifteenth century.

## ENTRANCE PORCH

Approached via a upvc entrance door, additional window, tiled flooring, door to kitchen.

## KITCHEN AND DINING ROOM

19' 9" x 12' 4"(max) 6.04m x 3.76m

Well appointed along three sides in light panelled fronts beneath quartz worktop surfaces, inset 1.5 bowl stainless steel sink, integrated fridge and freezer, Range style cooker to remain, plumbing for washing machine, matching range of eye level wall cupboards, worktop breakfast bar, understairs storage, space for large family dining table, french doors to the garden, tiled flooring, staircase to first floor, recessed spotlights and radiator.

## LOUNGE

14' 8" x 12' 0" (4.49m x 3.66m)

Overlooking the front garden, contemporary fireplace with living flame gas fire, laminate flooring, radiator and double opening doors to conservatory.

## CONSERVATORY

22' 6" x 13' 4" (6.86m x 4.07m)

An excellent sized conservatory with french doors to the garden, laminate flooring and radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space and window to rear.

### BEDROOM ONE

15' 2" x 9' 2" (max) 4.63m x 2.81m

Overlooking the front garden, a good sized principal bedroom, radiator and door to ensuite cloakroom.

### ENSUITE CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below, tiled splash back and tiled flooring.

### BEDROOM TWO

10' 0" x 8' 11" (3.05m x 2.74m)

Aspect to rear, a second double bedroom, radiator and laminate flooring. Wall mounted Baxi combi gas central heating boiler.

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## BEDROOM THREE

9' 1" x 9' 1" (2.77m x 2.77m)

Aspect to front, a third double bedroom, radiator and laminate flooring.

## FAMILY BATHROOM

8' 11" x 5' 1" (2.74m x 1.57m)

Modern white suite comprising low level wc, vanity wash hand basin with storage below, jacuzzi bath with shower mixer tap, folding shower screen, full wall tiling, tiled flooring, window to rear and chrome heated towel rail.

## DETACHED GARDEN ROOM/SUMMER HOUSE

### ROOM ONE

22' 8" x 12' 11" (6.91m x 3.96m)

With kitchen units and worktop, inset sink and side drainer, four ring hob and oven below, patio doors and two windows to front, recessed spotlights, door to room two.

### ROOM TWO

15' 9" x 10' 1" (4.81m x 3.09m)

Window to side, fitted wardrobes to one side, door to shower room.

### SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with Mira shower above, extractor fan and heated towel rail.

## OUTSIDE

### GARDENS FRONT AND SIDE

Enclosed to the front is a truly delightful garden setting with raised beds of plants and shrubs, inset palm tree bed, artificial lawn with central paved patio, gate to side. A large side drive accessed via double opening gates, providing lots of parking, outside tap and outside lighting. Conifers to front boundary.

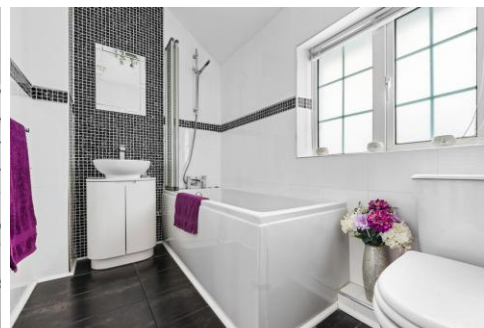
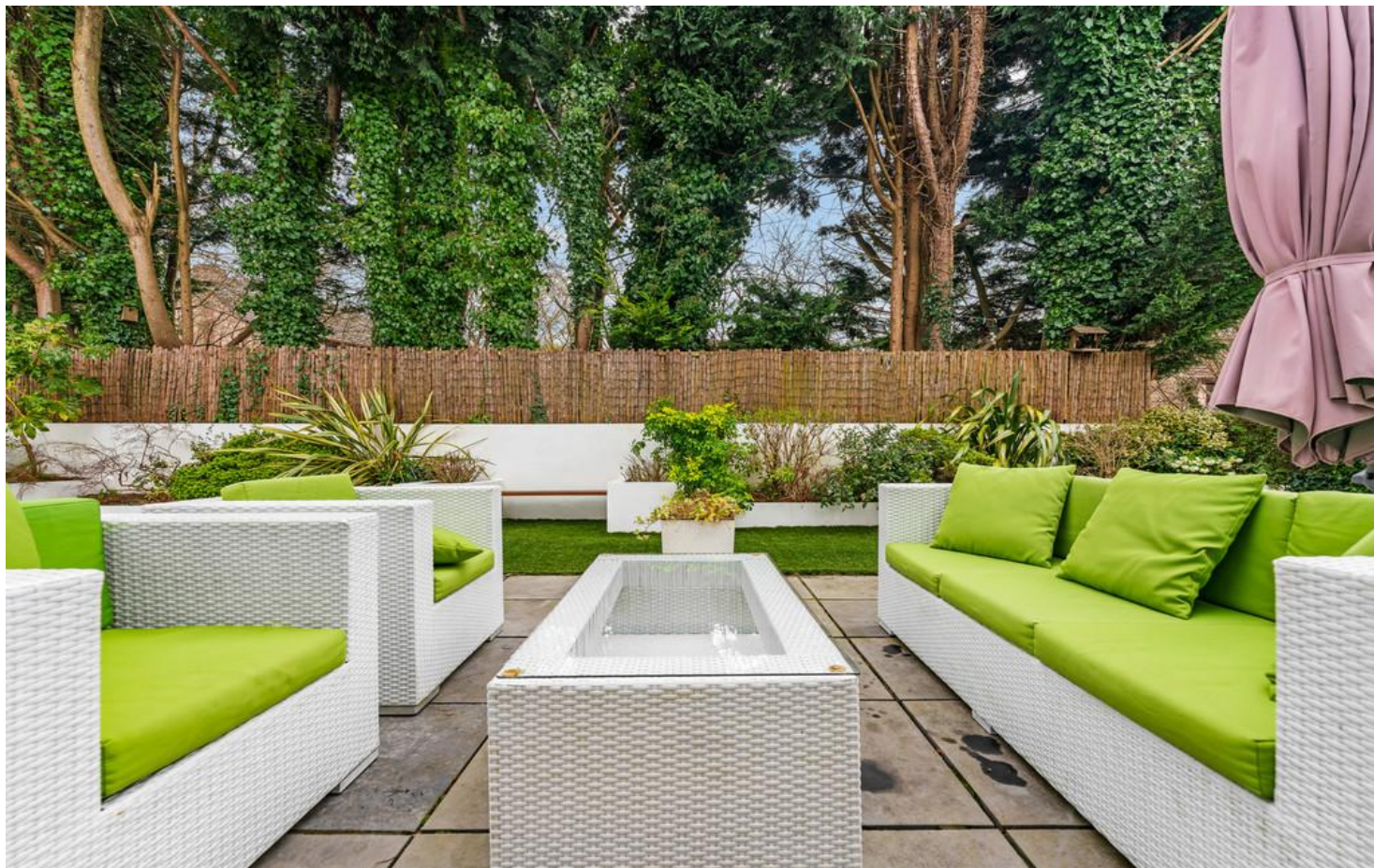
### SUMMER HOUSE GARDEN

With composite decking areas, artificial grass, planters with inset shrubs and fence and gate to front.

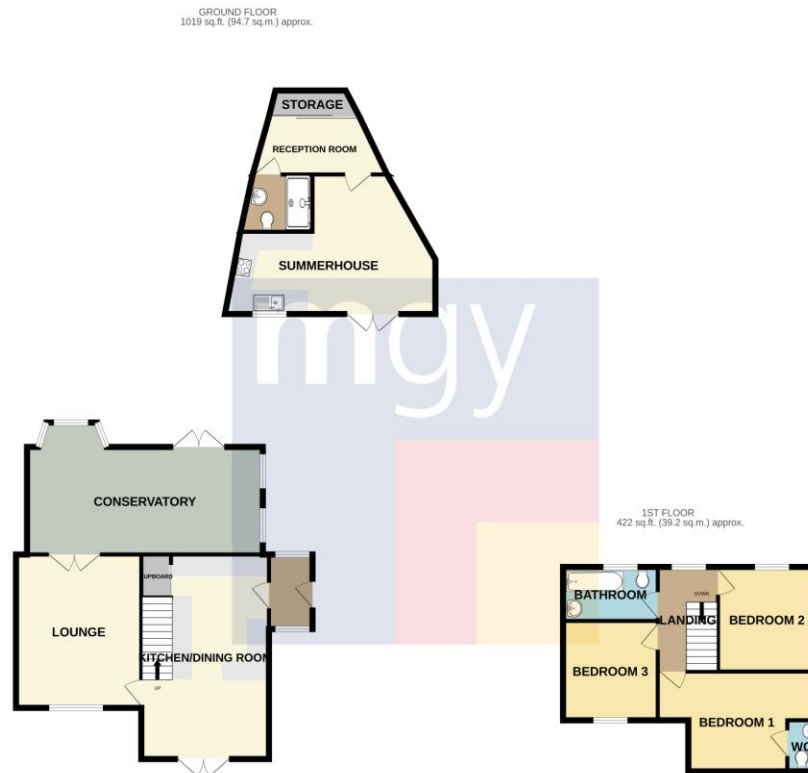
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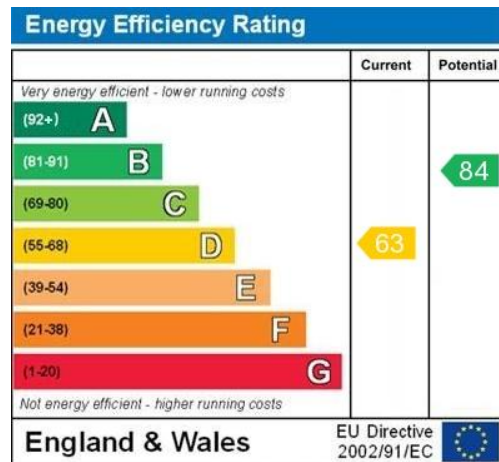
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TOTAL FLOOR AREA: 1441 sq.ft. (133.9 sq.m.) approx.  
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