

105 Coedriglan Drive, The Drope  
Cardiff  
CF5 4UJ

**Hall**  
Entered via a 1/2 glazed Upvc. Stairwell. Radiator.  
Laminate floor running through to lounge via door way.

**Lounge 16'9" x 8'6" (min)**  
A decent sized room with window to front. Radiator.  
Coved ceiling. Door leading to:



**Kitchen 11'9" x 7'9"**  
Well proportion sized kitchen housing a selection of wall and base units incorporating worktop space with sink unit & mixer tap, plumbing for washing machine, integrated gas hob, electric oven & extractor hood. Tiled splashbacks. Laminate floor. Radiator. Window & 1/2 glazed Upvc door leading out to rear garden. Wal mounted 'Glow Worm' gas boiler serves domestic ht water and central heating.

**First Floor Landing**  
Doors off leading to two bedrooms & bathroom W.C. Loft space

**Bedroom 1 11'9" x 8'9" (min)**  
Generous sized double bedroom with window to front. Fitted wardrobe. Radiator.



**Bedroom 2 11' x 6'9"**  
Good sized second bedroom. Window to rear. Radiator. Closet. Airing cupboard.

**Bathroom W.C.**  
Partially tiled with suite comprising of low level W.C. Pedestal wash hand basin. Paneled bath incorporating electric shower over. Window. Heated chrome towel rail.

**Front Garden**  
Being a large level plot of mature shrubs and plants. Tarmac based hardstand. Timber pedestrian gate to side leads to:

**Rear Garden**  
A particularly good sized area with brick based patio area leading to lawn and onto timber decked area. Timber fencing. Timber shed with power.

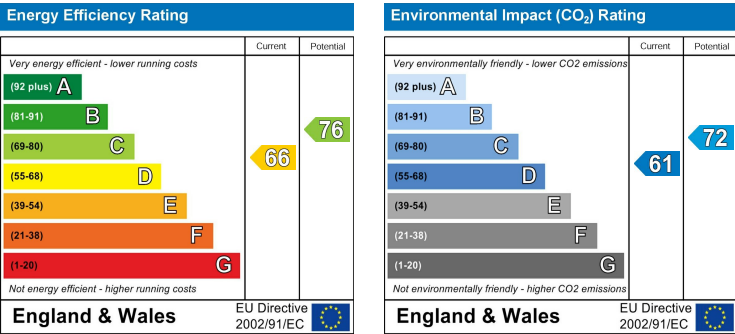
**TENURE**  
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

**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.

**VIEWING**  
Strictly by prior telephone appointment direct with the

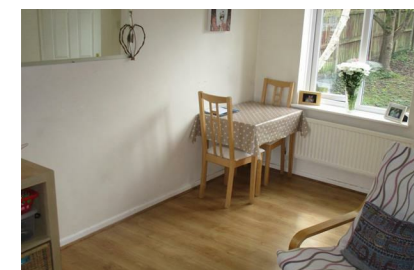
agents - telephone 02920 553056. Open 6 days a week.  
Opening Hours: Monday - Friday 9.00am - 5.30pm,  
Saturdays 9.00am - 4.00pm.

**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.





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GUIDE PRICE £135,000 - £145,000 An Ideal First Time Buy/Investment! Tucked Away Within A Corner Position Boasting A Large Mature Garden To Front Can Be Found This Semi Detached House . Accommodation Briefly Comprises Of Hall, Lounge, Kitchen, Two Bedrooms, Bathroom W.C. & Shower. Generous Sized Garden To Rear. Gas Central Heating. Upvc Windows & Doors. Off Road Parking Plot.