



2 Drope Terrace  
Cardiff, CF5 6EQ

Watts  
& Morgan



## 2 Drope Terrace

St. George's-Super-Ely, Cardiff, CF5 6EQ

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**£375,000 Freehold**

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A beautifully presented, characterful two bedroom plus loft room, mid-terrace property enjoying countryside views. Conveniently located to Cardiff City Centre and the M4 Motorway. Extended and modernised by the current owners, the accommodation briefly comprises; entrance porch, open-plan living/dining room, kitchen and sitting room. First floor landing, two spacious double bedrooms, a family bathroom and a loft room located on the second floor. Externally the property benefits from extensive unallocated off-road parking and landscaped front and South-facing rear garden. EPC rating 'D'.

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### Directions

Cardiff City Centre – 5.7 miles

M4 Motorway – 4.3 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed uPVC door with a stained glass panel above into a porch benefitting from tiled flooring. A second partially glazed wooden door leads into the open-plan living/dining room enjoying solid wood flooring, picture rails, a central feature log burner with a wooden mantel and a slate hearth, a wooden staircase leading to the first floor and a set of uPVC double-glazed sash windows to the front elevation. The kitchen has been fitted with a range of wall and base units with wood effect laminate work surfaces. Integral appliances to remain include; a fridge/freezer, a slimline dishwasher and a washing machine. The kitchen further benefits from tiled flooring, matching up-stands, partially tiled splash-back, a ceramic sink with a mixer tap over, recessed ceiling spotlights and a double fronted wood burning stove set in an exposed brick chimney breast. The sitting room enjoys continuation of tiled flooring, recessed ceiling spotlights, a large feature roof lantern, a uPVC double-glazed window to the rear elevation and a set of uPVC double-glazed French doors providing access to the rear garden.

### First Floor

The split-level, first floor landing enjoys exposed wooden floorboards, picture rails and a wooden staircase leading to the second floor. Bedroom one is a spacious double bedroom and enjoys carpeted flooring, picture rails, a central feature cast iron fireplace and two uPVC double-glazed sash windows to the front elevation enjoying countryside views. Bedroom two is another double bedroom enjoying carpeted flooring, picture rails and a uPVC double-glazed window to the rear elevation. The family bathroom has been fitted with a 4-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over, a freestanding bath, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from exposed wooden floorboards, a hatch providing access to loft space, a storage cupboard and an obscure uPVC double-glazed sash window to the side elevation.

### Second Floor

Located on the second floor is a versatile loft room benefitting from exposed wooden floorboards, exposed wooden beams, five hatches providing access to eaves storage and a double-glazed roof light to the rear elevation enjoying further countryside views.



## Garden & Grounds

2 Drope Terrace is approached off the road onto extensive unallocated off-road parking.

The front garden is predominantly laid with chippings with a variety of mature shrubs, borders and trees.

The beautifully landscaped, South-facing rear garden is predominantly laid with patio tiles providing ample space for outdoor entertaining and dining. The rear garden further benefits from a floor-mounted 'Worcester' Combi boiler, a lawned area with a variety of mature shrubs, borders and trees. A stone wall separates a second lawned area with a gate providing access to the brook.

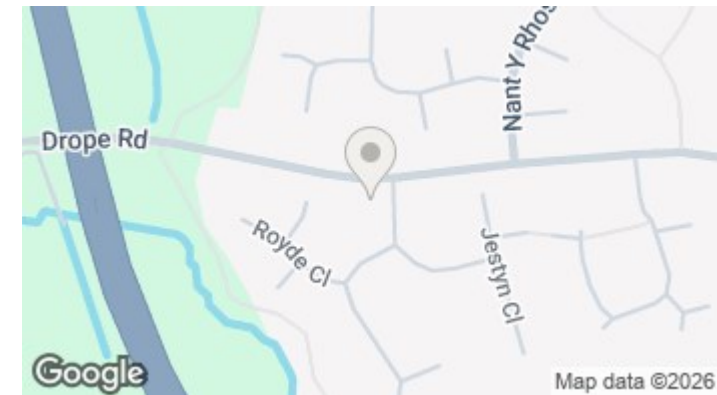
## Additional Information

Freehold.

Water, electric and sewerage mains connected.

Oil tank for heating.

Council tax band 'TBC'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Ground Floor

Approx. 71.5 sq. metres (769.8 sq. feet)



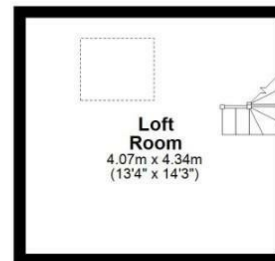
### First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



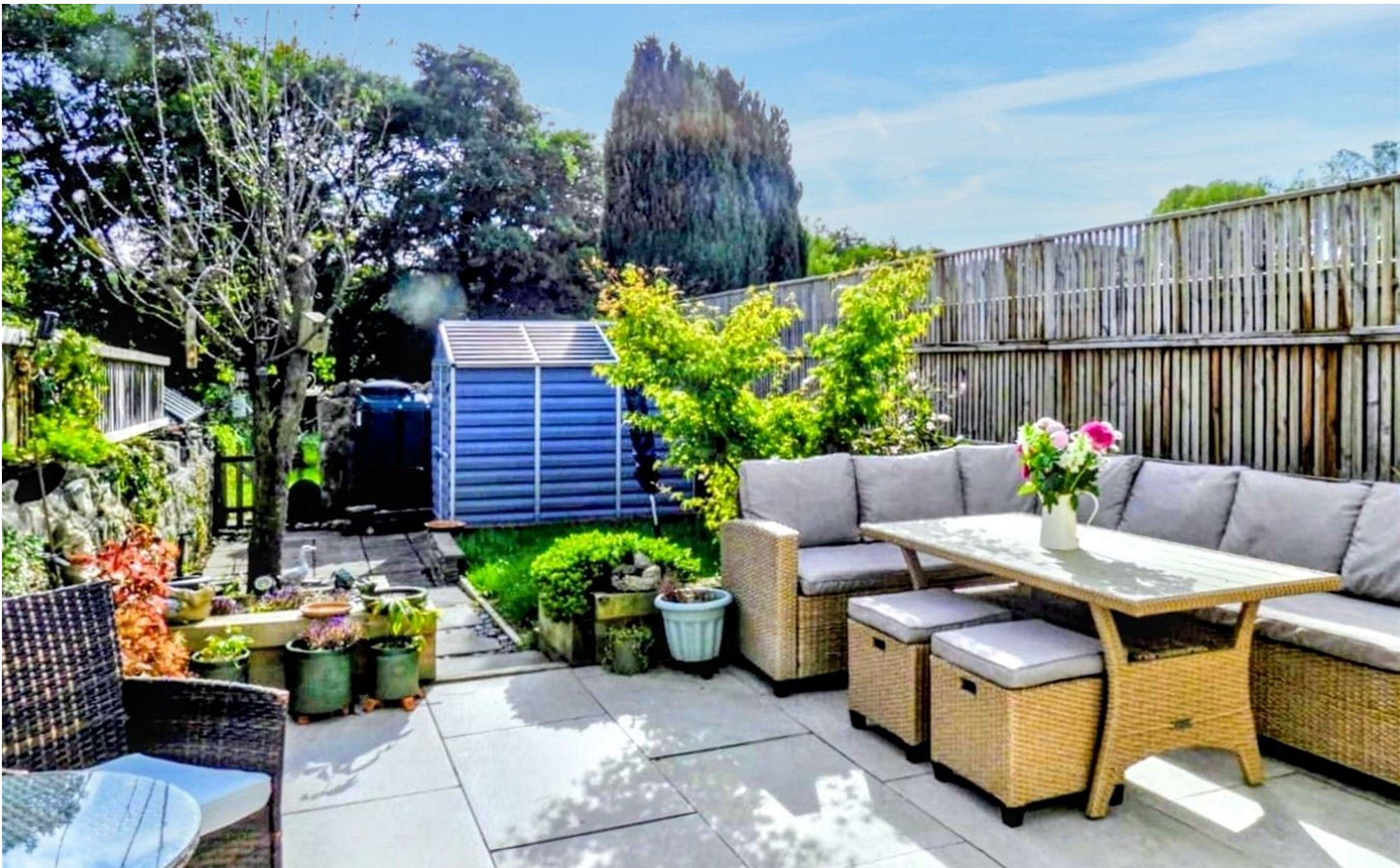
### Second Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



Total area: approx. 133.2 sq. metres (1433.2 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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