



Rose Cottage, Drope Road  
Cardiff, CF5 6EP

Watts  
& Morgan



# Rose Cottage, Drope Road

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

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**£325,000 Freehold**

2 Bedrooms | 1 Bathroom | 1 Reception Room

A beautifully presented, early 18th century character cottage retaining many original features with access to a range of public footpaths leading to St. Nicholas, Bonvilston, Peterston & St. Fagans. In catchment for Peterston Primary & Cowbridge Comprehensive schools. Conveniently located to Cardiff City Centre and the M4 Motorway. Sympathetically renovated by the current owners, the accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, ground floor cloakroom. First floor landing, two double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off road parking, a large side garden and a South facing rear courtyard.

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## Directions

Cardiff City Centre – 15mins

Cowbridge Town Centre - 20mins

M4 Motorway – 10mins

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed solid wood door into a welcoming hallway, currently set up as a home office space, benefiting from solid grey limestone tile flooring with underfloor heating, a solid ash clad vaulted ceiling, a range of bespoke fitted storage and laundry cabinets units with space and plumbing provided for freestanding white goods and double glazed wooden window.

The open plan kitchen/living/dining room is the focal point of the home and enjoys original flagstone flooring, exposed original beams, a central feature log burner with a slate hearth, bespoke fitted storage units, an original stone spiral staircase leading to the first floor, a double glazed wooden window, a second front door to the front elevation and a solid ash wooden ledge, brace doors, skirting and architrave throughout. The kitchen has been fitted with a range of bespoke fitted solid wood base units with solid wood birch ply work surfaces. Appliances to remain include; a 'Stoves' electric range oven with an induction hob and a dishwasher. The kitchen further benefits from a double Belfast sink with an antique brass tap over, an extractor fan and a full height bespoke fitted larder cupboard.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece suite comprising; a utility sink with pull out spray tap set within a vanity unit and a WC. The cloakroom further benefits from solid grey limestone tile flooring with underfloor heating, a wall mounted towel radiator, a wall mounted storage unit and an obscure single glazed wooden window.

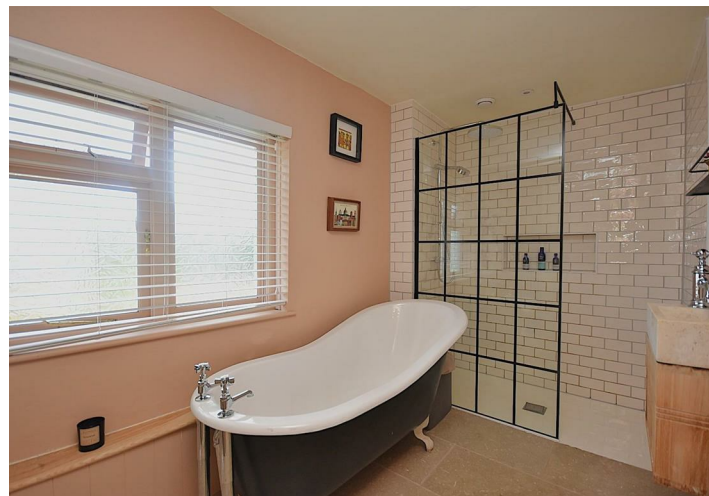
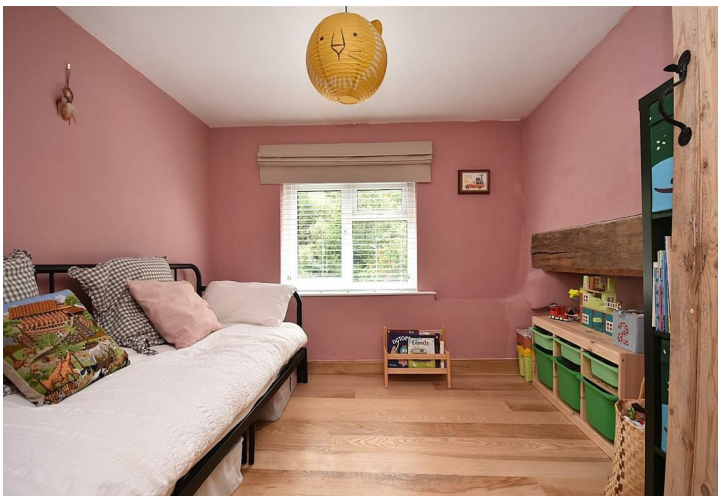
### First Floor

The first floor landing benefits from solid wood flooring, a hatch with a built-in ladder providing access to the loft space and solid ash wooden ledge, brace doors, skirting and architrave throughout.

Bedroom one is a spacious, triple aspect, double bedroom enjoying solid wood flooring and three uPVC double glazed windows.

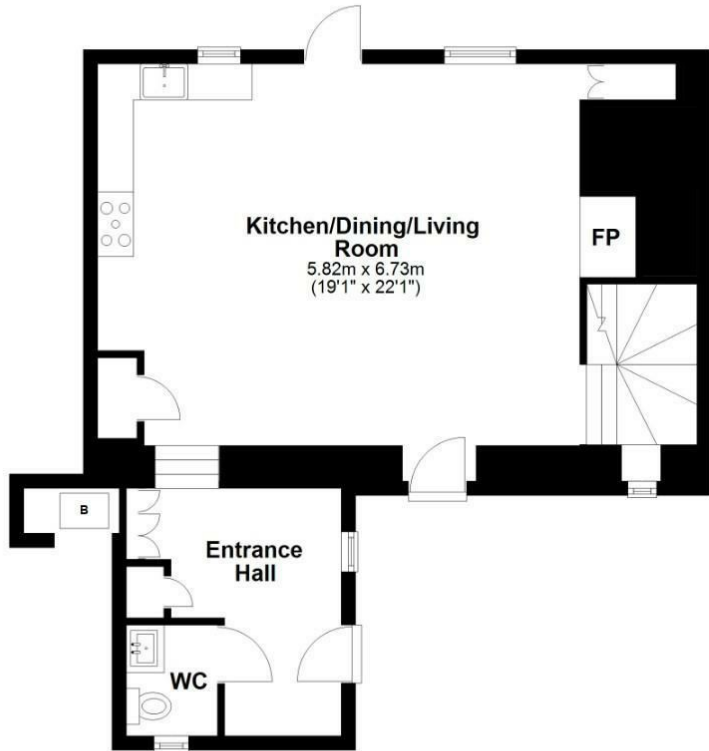
Bedroom two is another double bedroom and enjoys solid wood flooring and a uPVC double glazed window.

The family bathroom has been fitted with a 4-piece suite comprising; a large shower cubicle with a thermostatic rainfall shower over and a hand-held attachment, a freestanding oval bath, a wash-hand basin and a WC. The bathroom further benefits from solid limestone tile flooring with underfloor heating, recessed ceiling spotlights, an extractor fan and an obscure double glazed wooden window.



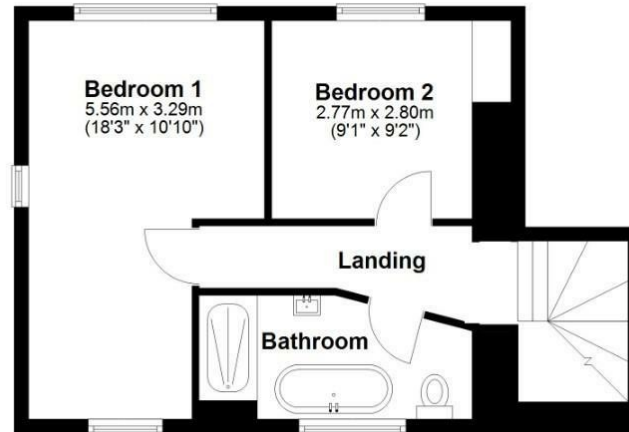
### Ground Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



### First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 101.1 sq. metres (1088.6 sq. feet)

### Garden & Grounds

Rose Cottage is approached off the lane onto a gravel driveway providing off-road parking for three vehicles with a lean-to store.

The beautifully landscaped front and side garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees and also include a large 16ft x 8ft garden shed.

The low maintenance, South facing courtyard style rear garden is laid with patio tile and provides ample space for outdoor entertaining and dining.

Located to the East side of the property is a boiler room with bin storage.

### Additional Information

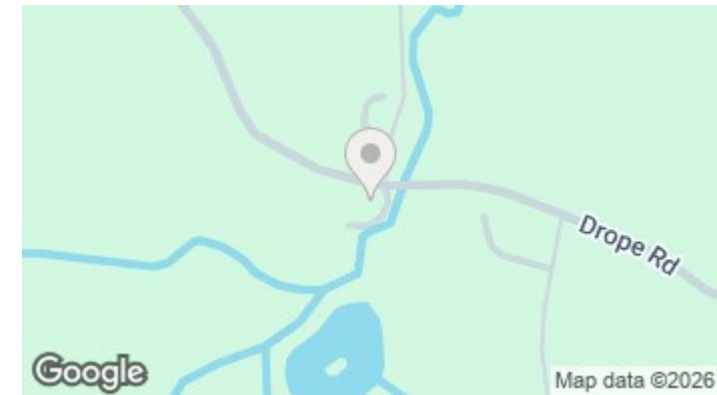
Freehold.

Electric, water and sewerage mains connections.

Oil tank for heating.

Council tax band 'E'.

EPC rating 'E'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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