



£235,000 Guide Price

Maes Y Nant, Creigiau

Bungalow | 2 Bedrooms | 1 Bathroom



02920026213

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Step Inside

Property Description

Move2here are pleased to present to the market this Two Double Bedroom DETACHED BUNGALOW with NO ONWARD CHAIN. The property boasts a good sized private rear garden and detached Garage. Located in the incredibly popular village of Creigiau this "tucked away" bungalow in the corner of a quiet cul-de-sac is just waiting for its new owners to enjoy.

Main Particulars

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The accommodation comprises: Entrance hallway, lounge/diner with open aspect, kitchen, two double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing, large low maintenance gardens to the front and rear with detached single garage. VIEWING HIGHLY RECOMMENDED.

Creigiau is a popular residential area on the outskirts of Cardiff set in semi-rural surroundings, yet has easy access to the M4 Motorway and A470. There are excellent schools at all levels in the area, namely Creigiau Primary AND is within the Radyr and Plasmawr Comprehensive catchment areas. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

The Accommodation comprises

Entrance hallway

Entered via UPVC front door with double glazed inserts. Access to loft space. Built-in storage cupboard with shelving. The bungalow has carpet flooring throughout, except the bathroom and kitchen.

Lounge/Diner

A spacious lounge with uPVC double glazed windows overlooking the rear garden streaming light into this light and modern space. An ideal room to relax in the evening in front of the TV, with television aerial point, radiator. Double glazed patio doors leading into the rear garden. This spacious room has ample space for both the lounge and dining room, providing versatility for the new owners.

Kitchen

Fitted kitchen boasting a selection of wooden white painted base and wall units with complementary work surfaces over, composite one and half bowl sink unit and drainer with mixer tap over. Four ring gas hob with wall mounted extractor fan over

and fan assisted double electric oven. Space for washing machine and free standing under worktop fridge freezer, laminated flooring, textured and cove ceiling, Upvc double glazed window enjoying front garden views. Tiled splashbacks.

Master Bedroom

An attractive spacious Master double bedroom, with fitted wardrobes and overhead cupboards, central heating radiator. Window overlooking the rear gardens. This bedroom oozes comfort and provides the ideal environment to relax and provide the perfect nights sleep. With carpet flooring.

Bedroom Two

Another double bedroom with fitted wardrobes. Window overlooking the front garden. Central heating radiator. With carpet flooring is an ideal guest/childs bedroom.

Family Bathroom

Comprising modern white suite with an electric shower over, low level WC and integrated wash hand basin. Obscure double glazed window to front, modern central heating radiator, tiled throughout and vanity lighting above the sink.

Outside

Front

A large front garden which is predominantly gravelled with path to the front door. To the front is a tarmac driveway providing excellent off road parking and access to the detached garage. Access to the rear garden via wrought iron gate. Parking is located directly in front of the garage. Access to the garage through an up and over door.

Rear Garden

To the rear there is a good size private garden laid predominately with lawn and a patio directly outside the master bedroom and Lounge/diner with fencing and hedged boundaries, plus well established trees to the rear providing privacy.. The low maintenance garden is ideal for some al fresco dining and summer bbq parties.



Floorplan



Room Dimensions

Hall	13'9" x 2'2" (4.21m x 3.56m) [max]
Kitchen	11'8" x 7'7" (3.57m x 2.32m)
Living/ Dining Room	18'1" x 11'2" (5.52m x 3.42m)
Master Bedroom	12'0" x 11'2" (3.67m x 3.40m) [max]
Bedroom Two	13'10" x 8'3" (4.24m x 2.53m) [max]
Family Bathroom	9'2" x 8'6" (2.80m x 2.59m)[max]

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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