



£215,000 OIRO

Llys Caradog, Creigiau

End of Terrace | 3 Bedrooms | 1 Bathroom



02920026213

www.move2here.co.uk



Step Inside

Key Features

- 3 Bedrooms
- 1 Reception Rooms
- South West Rear Garden
- Off Road Parking for two cars
- Excellent School Catchment
- Great Location
- Viewing Recommended
- Ideal First Family Home
- Quiet Cul-de-Sac position
- IMMACULATELY PRESENTED

Property Description

Move2here are pleased to market, this IMMACULATELY PRESENTED three bedroom end link property located in the popular semi-rural village of Creigiau. Situated in a peaceful cul de sac within walking distance of Creigiau's sought after primary schools and village centre, this three bedroom, end of terrace property will make an ideal family home.

Main Particulars

Move2here are pleased to market, this IMMACULATELY PRESENTED three bedroom end link property located in the popular semi-rural village of Creigiau. Situated in a peaceful cul de sac within walking distance of Creigiau's sought after primary schools and village centre, this three bedroom, end of terrace property will make an ideal family home.

The accommodation comprises, entrance hall, lounge open plan to dining room, open to a well appointed kitchen with integrated appliances.

This light and airy property is an ideal first family home, so if you are looking for the perfect village and perfect home to start a family, you won't find better than this.

The property also benefits from double glazed windows, off road parking for two cars with front and rear gardens laid mainly with lawn.

Creigiau is a lovely village with a group of local shops which includes a village store, post office, doctors, pharmacy, public house and village hall. There are a wide range of local organisations and sporting activities including rugby, football, bowls, tennis and cricket nearby.

This house MUST BE VIEWED and is ready for a new family. The property has excellent road links to both the M4 corridor and A470. The property is located with the catchment area of two well regarded secondary schools, namely Radyr Comprehensive (English medium) and Ysgol Plasmawr (Welsh medium).

The Accommodation comprises

Entrance Hallway - Entered via uPVC double glazed door. Staircase rising to the first floor. Wall radiator. Door to lounge.

Living Room 12' 9" x 12' 5" (3.90 x 3.80m) A generously proportioned reception room with through access to dinning area and to kitchen. This room offers the ideal environment for all the family to relax and enjoy. Complete with telephone and TV points, a radiator and cream carpet flooring. Leading through archway to

Dining Area 8' 10" x 7' 10" (2.70 x 2.40m) With rear aspect this room is ideal for those special family occasions with cream carpet flooring and uPVC double glazed windows overlooking the rear garden.

Kitchen 8' 10" x 7' 9" (2.70 x 2.38m) With rear aspect uPVC windows overlooking the garden and side aspect, this well appointed kitchen has plenty of natural daylight. Fitted with a range of base and eye level units with ample work surface area

incorporating a stainless steel bowl and drainer sink unit with tap over. Inset four ring gas hob with integrated oven and grill. Plumbed for an integrated dishwasher and washer/dryer, plus room for a freestanding fridge/freezer. The kitchen provides the ideal environment to prepare food for those everyday family meals.

First Floor Landing A spacious and light open landing area with cream carpet providing access to all 3 bedrooms & family bathroom, airing cupboard and access to the loft where the combo boiler is located.

Master Bedroom 11'10 x 9' 4" (3.61x 2.84m) Fitted with built-in three door wardrobes, this spacious master bedroom offers ample storage, plus room for a King size bed. With radiator and front aspect uPVC window.

Bedroom Two 9' 3"x 9' 3" (2.84 x 2.83m) This larger than average rear aspect room offers ample space for another double bed, currently utilised as the Childs bedroom.

Bedroom Three 6' 8"x 6' 6"(2.05 x2.00m) This front aspect bedroom is an ideal child's bedroom.

Family Bathroom 6' 9"x6' 2" (2.07 x 1.90m) A white bathroom suite with shower over the bath, complete with low level toilet and sink and rear aspect obscured uPVC double glazed window to the rear.

Outside

Front - Pathway through lawned area from the road to the front entrance.

Rear Garden - The uPVC glazed door from the kitchen, lead to the rear garden. The lawned area stretches across the house providing the ideal location for a "kick about" with the children. Immediately outside the kitchen door lies decking and a paved patio, ideal for some 'al fresco dining' and those summer barbecues.



Floorplan



Room Dimensions

Ground Floor

Lounge	12' 9" x 12' 5"	3.90 x 3.80 m
Dining Area	8' 10" x 7' 10"	2.70 x 2.40 m
Kitchen	8' 10" x 7' 9"	2.70 x 2.38 m

First Floor

Master Bedroom	11' 10" x 9' 4"	3.61 x 2.84 m
Bedroom Two	9' 3" x 9' 3"	2.84 x 2.83 m
Bedroom Three	6' 8" x 6' 6"	2.05 x 2.00 m
Family Bathroom	6' 9" x 6' 2"	2.07 x 1.90 m

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

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