



**£165,000** Guide Price

Llys Dewi, Creigiau, Cardiff, CF15 9JY

Terraced House | 2 Bedrooms | 1 Bathroom



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# Step Inside

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## Key Features

- No ONWARD CHAIN
- Mid Terraced Family Home
- 2 Bedrooms
- Great Location
- Off Road Parking
- Ideal First Time Purchase
- Buy to Let Opportunity
- Sought After Village Location
- Viewing Highly Recommended
- Excellent School Catchments

## Property Description

Located in the SOUGHT AFTER VILLAGE of Creigiau, in this ever popular Cardiff Suburb sits a lovely two bedroom mid terrace property. The property is situated in a lovely quiet cul-de-sac, and WON'T be around for long.

## Main Particulars

Located in the SOUGHT AFTER VILLAGE of Creigiau, in this ever popular Cardiff Suburb sits a lovely two bedroom mid terrace property. The property is situated in a lovely quiet cul-de-sac, and WON'T be around for long.

The property benefits from entrance hallway lounge/dining room, kitchen, two bedrooms and bathroom, gas central heating and double glazing, low maintenance gardens to the front and rear. VIEWING HIGHLY RECOMMENDED

Creigiau is a lovely popular village on the outskirts of Cardiff set in semi-rural surroundings with a couple 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 its new owners. 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).

This is an ideal first time purchase, or perfect for a family downsizing.

The lawned area stretches across the house. Immediately outside the kitchen door lies a paved patio, ideal for some 'al fresco dining' and those special summer barbecues.

**ENTRANCE HALLWAY** Stairs rising to first floor. Coat hanging and fuse board. Radiator. Door to lounge.

**LOUNGE/DINER 15' 0" x 12' 11" (4.593m x 3.955m)** The light and airy main Living area is accessed via a glazed wooden door leading from the hallway WITH Carpet flooring. A FURTHER glazed door leads from the Living area into kitchen. TV point, two radiators. This light and spacious room which floods with natural daylight offers the ideal environment for the whole family to unwind and relax in. Double glazed window to front.

**KITCHEN 12' 11" (max) x 7' 3" (max) (3.955m x 2.229m)** uPVC double glazed window to rear. uPVC obscure double glazed door to rear garden. Fitted kitchen with a range of quality base and eye level units incorporating stainless steel sink unit with drainer and mixer tap. Complementary work surfaces, integrated fridge and freezer. Built in electric oven, four ring gas hob with chimney extractor over. Space and plumbing for a washing machine. Wall mounted central heating boiler. Tiled flooring. With tall larder units and storage cupboards stretching the width of this beautifully

presented kitchen, you won't be short of storage space and is the perfect environment to prepare all your meals.

## **FIRST FLOOR**

**LANDING** uPVC obscure double glazed window to side. Airing cupboard housing hot water tank with shelving. Access to loft space. Doors to two bedrooms and family bathroom.

**BEDROOM ONE 10' 4" x 9' 9" (3.163m x 2.972m)** uPVC double glazed window to the front with views over the front. Laminate flooring. Radiator. With built in storage, there is plenty of room for all your bedroom furniture. This peaceful room provide the ideal place to relax and recharge your batteries.

**BEDROOM TWO 12' 1" x 6' 3" (max) (3.692m x 1.930m)** uPVC double glazed window to rear aspect. Carpet flooring. Radiator. This rear aspect double bedroom, currently being used as a guests bedroom and with space for all your storage needs.

**BATHROOM 6' 3" x 6' 3" (1.928m x 1.917m)** uPVC obscure double glazed window to rear. Part tiled walls. Panelled bath with electric shower over. Low level WC. Vanity unit with inset sink and tiled splash-back. Shaver point. Radiator.

## **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. Immediately outside the kitchen door lies a paved patio, ideal for some 'al fresco dining' and those special summer barbecues.



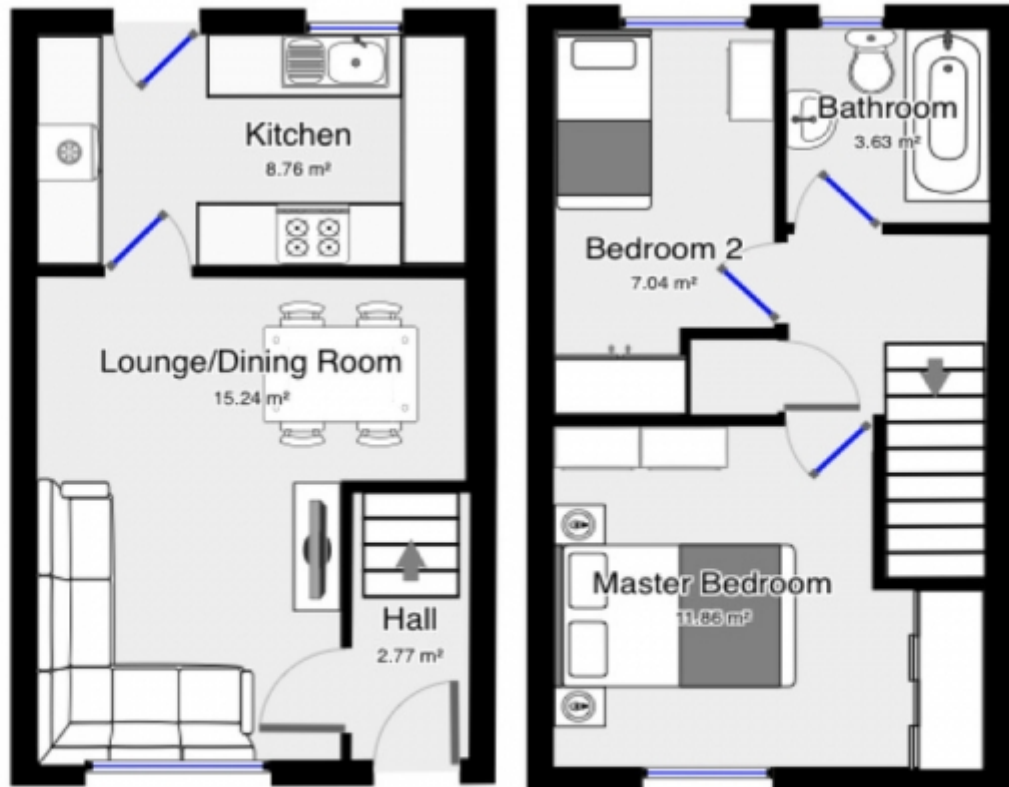


## Floorplan



### 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



### Room Dimensions

Hallway	8'4" x 3'7" (2.55m x 1.09m)	Master Bedroom	13'0" x 11'2" (3.97m x 3.41m) max
Lounge/Diner	15'1" x 13'1" (4.61m x 4.01m) max	Bedroom Two	12'8" x 6'7" (3.86m x 2.02m) max
Kitchen	13'0" x 7'2" (3.98 m x 2.20m)	Family Bathroom	6'4" x 6'1" (1.94m x 1.87m)

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