



£215,000 Guide Price

Llys Caradog, Creigiau

End of Terrace | 3 Bedrooms | 1 Bathroom



02920026213

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Step Inside

Key Features

- 3 Bedrooms
- West Facing Rear Garden
- Off Road Parking for two cars
- Great Location
- Viewing Recommended
- Ideal First Family Home
- Kitchen/Diner
- Quiet Cul-de-Sac position
- Great school Catchment
- BEAUTIFULLY PRESENTED

Property Description

A modern end of terrace home comprising hall, lounge, 16ft kitchen/diner, three bedrooms and bathroom. The property benefits from a private rear garden with side access, corner plot with off road parking for two cars in a great location! This house MUST BE VIEWED and is ready for a new family. Surprisingly spacious throughout, it benefits from uPVC double glazed windows, gas central heating, this is a great opportunity for a new family to move in.

Main Particulars

A modern end of terrace home comprising hall, lounge, 16ft kitchen/diner, three bedrooms and bathroom. The property benefits from a private rear garden with side access, corner plot with off road parking for two cars in a great location! This house MUST BE VIEWED and is ready for a new family. Surprisingly spacious throughout, it benefits from uPVC double glazed windows, gas central heating, this is a great opportunity for a new family to move in.

This is a well presented three bedroom end terrace situated in the sought after location of the lovely village Creigiau, North East of the Capital. The village has 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 Hall Via wooden front door, uPVC double glazed window to side, staircase, radiator, textured ceiling, wood flooring (which will be found throughout the ground floor)

Lounge - 12'8" x 12'8" (3.86m x 3.86m) Entered via a glazed wooden door, the lounge is laid to wood flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed window overlooking the front garden. The lounge also has a glazed door leading through into the Kitchen/Diner. This is an ideal space for the children and family to relax and enjoy quality family time together.

Kitchen/Diner - 16'1"x 8'4"(4.90m x 2.54m) Entered via glazed door from the lounge, the kitchen/diner is fitted with quality wall and base units with ample storage, drawers and worktop over, double stainless steel sink, space for your washing machine, fridge and freezer, wall mounted gas combination boiler, wood flooring is continued from the lounge. The kitchen provides the ideal environment for producing those perfect family meals. Four ring gas hob and electric oven, overhead extractor chimney. Separating the food preparation area to the dining area is a breakfast bar with two stools, the perfect spot of those casual meals, or quick

breakfasts in the busy mornings.

The Dining Area is the perfect space for family meals with lovely views through the patio doors over the rear garden. The uPVC double glazed French doors leading to the rear garden, allow you to welcome the outdoors in, whilst enjoying your family meals on warm Summer evenings. The room has wood flooring, a wall mounted radiator, additional storage and electrical sockets. Coved and Textured ceiling throughout.

First Floor Landing Stairs rising from the entrance hallway, fitted carpets, doors to all first floor rooms and loft hatch with uPVC double glazed window to side.

Master Bedroom - 10'3" x 9'4" (3.12m x 2.84m) An extremely attractive Master double bedroom, to the front, TV point and radiator under the rear uPVC double glazed window. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With built in sliding double wardrobe and space chest of drawers. Fitted Carpet, a great room for anyone to relax and recharge their batteries for the next day. Coved and textured ceiling.

Bedroom 2 - 9' x 9'5" (2.74m x 2.87m) Currently utilised as the nursery, this double bedroom, with window to rear and pendant lighting is ample size for a guest bedroom or Childs room. With space for all your storage needs. Coved and textured ceiling,

Bedroom 3 - 7'7" x 6'6" (2.31m x 1.98m) Another bedroom, window to front. Currently used as a study, but could easily be a single bedroom or Childs nursery. Coved and textured ceiling.

Family Bathroom - 6'10" x 6'3" (2.08m x 1.91m) A well-proportioned stylish family bathroom with part tiled walls, vinyl tiled water proof laminate effect flooring, panelled bathtub and shower over. Built in vanity unit houses the cistern for the toilet and hand wash basin with storage cupboards below. Obscured uPVC double glazed window to the rear, coved and textured ceiling and wall mounted radiator.

Outside

Front Garden Driveway to side, off road parking for two cars, corner plot, laid to lawn and gravel with shrub beds, side gate to rear.

Rear Garden Private westerly facing corner plot laid to lawn, has shrub beds, a patio area and two garden sheds. The uPVC glazed patio doors from the dining area of the kitchen, lead directly to the rear garden, creating the ideal spot for some 'al fresco dining' and summer barbecues. The lawned area stretches across the house providing the ideal location for a "kick about" with the children. With side access to the front garden, perfect for bringing the dog home after muddy walks and access to the front driveway. This lovingly looked after garden is waiting for a new family to enjoy it.

SCHOOL CATCHMENTPrimary Schools - Creigiau Primary (English & Welsh)

Secondary Schools - Radyr Comprehensive (English) Ysgol Plasmawr (Welsh)

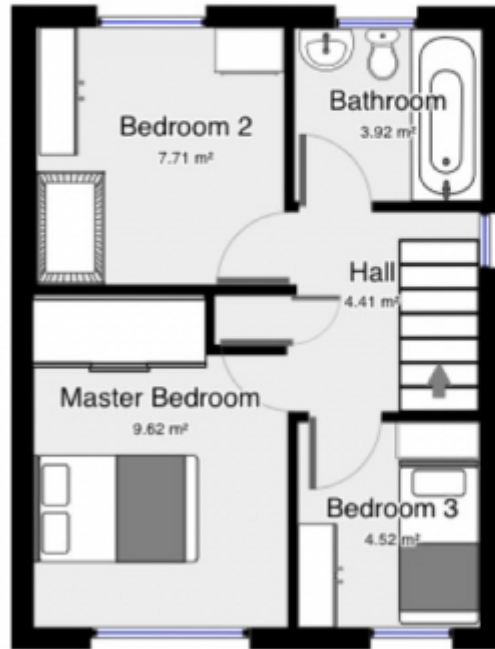


Floorplan



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

Ground Floor

Lounge	12'8" x 12'8" (3.86m x 3.86m)
Kitchen/Diner	16'1" x 8'4" (4.90m x 2.54m)

First Floor

Master Bedroom	10'3" x 9'4" (3.12m x 2.84m)
Bedroom Two	9' x 9'5" (2.74m x 2.87m)
Bedroom Three	7'7" x 6'6" (2.31m x 1.98m)
Family Bathroom	6'10" x 6'3" (2.08m x 1.91m)

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

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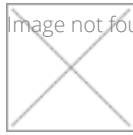


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