



**£200,000** Guide Price

Castle Close, Creigiau CF15 9NJ

Terraced House | 3 Bedrooms | 2 Bathrooms



02920026213

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# Step Inside

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## Property Description

Move2here are pleased to present to the market this Three Bedroom Terraced home. The property boasts a good sized private rear garden and front garden. Located in the incredibly popular village of Creigiau this "tucked away" property located in 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, dining room, kitchen, utility, downstairs WC, three good sized bedrooms and a family bathroom. The property benefits from gas central heating and double glazing, large low maintenance gardens to the front and rear. 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.

ENTRANCE Laid to lawn with dwarf wall, paved pathway and steps to front door. Side alleyway providing access front the front of the house into the utility area.

HALLWAY Entered via uPVC double glazed front door with uPVC double glazed window to side. Door to lounge. Stairs to first floor. Radiator.

LOUNGE 12' 5" x 15' 2" (3.790m x 4.632m) A spacious lounge with uPVC double glazed windows overlooking the front garden streaming light into this light and airy space. An ideal room to relax in the evening in front of the TV, with television aerial point, radiator. Internal door leading into the rear dining room. This spacious room has ample space with electric fire with surround and hearth. Fitted cupboards and drawers either side of the fireplace. TV and telephone points. Radiator. Door to:

DINING ROOM 9' 4" x 11' 5" (2.864m x 3.492m) With rear aspect this room is ideal for those special family occasions with laminate flooring and uPVC double glazed window overlooking the landscaped garden. Radiator. Doorway to:

KITCHEN 9' 4" x 9' 8" (2.854m x 2.964m) Fitted along two sides with a range of kitchen cupboards with work surfaces, stainless steel sink with mixer tap, space for oven and 4 ring electric hob, space for American style fridgefreezer and dishwasher. Larder cupboard under the stairs, tiled splash back, ceramic tiled floor, with rear window over looking the patio. The kitchen leads into the Utility room.

UTILITY ROOM uPVC double glazed window to rear with uPVC double glazed French doors to rear garden. Space for a washing machine and tumble dryer. Door to low level WC. Door to side access. Ceramic tiled flooring.

FIRST FLOOR

LANDING uPVC double glazed window overlooking the rear with woodland views. Loft access. Airing cupboard housing Worcester combi boiler. Radiator. Doors to three bedrooms and bathroom.

MASTER BEDROOM 11' 6" x 10' 10" (3.514m x 3.315m) This spacious bedroom offers ample room for a large double bed, plus all your storage needs, uPVC double glazed window to front. Radiator. Laminate flooring. Telephone point. Th perfect spot to recharge your batteries.

BEDROOM TWO 10' 8" x 10' 2" (3.268m x 3.111m) Another double bedroom with uPVC double glazed window to front. Currently used as the teenage daughters bedroom. Radiator.

BEDROOM THREE 10' 6" x 7' 5" (3.204m x 2.282m) uPVC double glazed window with woodland views to the rear. Radiator.

FAMILY BATHROOM 5' 6" x 7' 8" (1.680m x 2.341m) A well-proportioned family bathroom with fully tiled walls, tile effect flooring, panelled bath and electric shower over, toilet, hand wash basin, obscure uPVC double glazed window, and bathroom cabinet with wall mounted radiator.

## OUTSIDE

REAR GARDEN A private and enclosed rear garden providing multiple areas for enjoyment. The large patio area located directly outside the dining room and kitchen, is an ideal spot for a relaxing drink after work or those special family Al-fresco meals.

A particular feature of this property is its rear garden laid to lawn predominantly, bordered by beds stocked with a variety of hardy shrubs and plants, screened by feather edged timber fencing. This lovingly looked after garden is waiting for a new family to enjoy it.





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