

# 24 Maes-y-Nant

Creigiau | Cardiff | CF15 9EJ

**Detached Bungalow | Asking Price Of £275,000**



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# PROPERTY DESCRIPTION

**\*\* DETACHED BUNGALOW WITH GARAGE \*\* NO CHAIN \*\* SUNNY REAR GARDEN \*\*** A superb opportunity to acquire this two bedroom detached bungalow set at the top of a quiet cul-de-sac in the popular area of Creigiau. The accommodation briefly comprises; entrance hallway, lounge/diner, kitchen, two bedrooms and wet room. Front and rear gardens. Single garage.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area** 658 sq.ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

## ENTRANCE

Entered via driveway and pathway to front door. Laid to lawn with shrub borders and gated access to rear.

## HALLWAY

Entered via wooden door with glazed panels into L-shaped hallway. Doors to lounge/diner, kitchen, wet room/WC and two double bedrooms. Radiator. Two storage cupboards. Loft access.

## LOUNGE/DINER

18' 4" x 11' 0" (5.61m x 3.36m)  
Double glazed window and French patio doors to rear. Gas point for fire. Radiator.

## KITCHEN

10' 2" x 7' 9" (3.10m x 2.37m)  
Fitted with base and eye level units incorporating one and a half bowl composite sink and drainer with complementary worktops. Electric oven and hob with extractor hood over. Space for fridge and washing machine. Wall mounted gas central heating boiler. Double glazed window to front.

## BEDROOM ONE

11' 8" x 10' 11" (3.58m x 3.35m)  
Fitted wardrobes to one wall.  
Double glazed window to rear overlooking garden. Radiator.

## BEDROOM TWO

11' 4" x 8' 3" (3.47m x 2.54m)  
Fitted wardrobe. Radiator. Double glazed window to front.

## WET ROOM/WC

Comprising low level WC, vanity

enclosed wash hand basin and walk-in wet area with electric shower over. Tiled flooring and splash backs. Radiator. Double glazed window to front.

## OUTSIDE

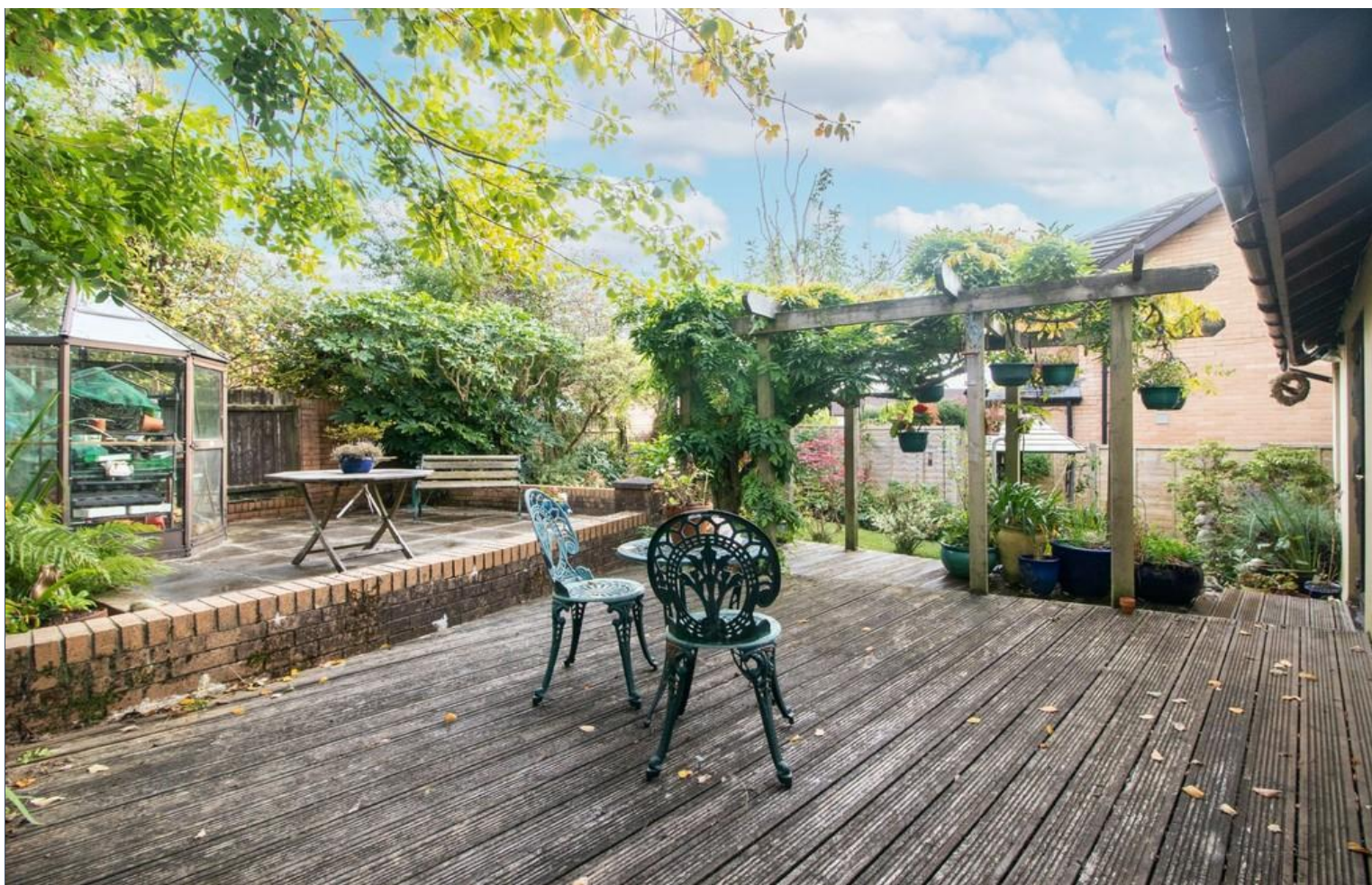
### REAR GARDEN

A beautiful, sunny rear garden, well stocked with mature trees, hedges and shrubs. Laid to lawn with decked and paved patio areas. Boundary fence. Outside tap.

### GARAGE

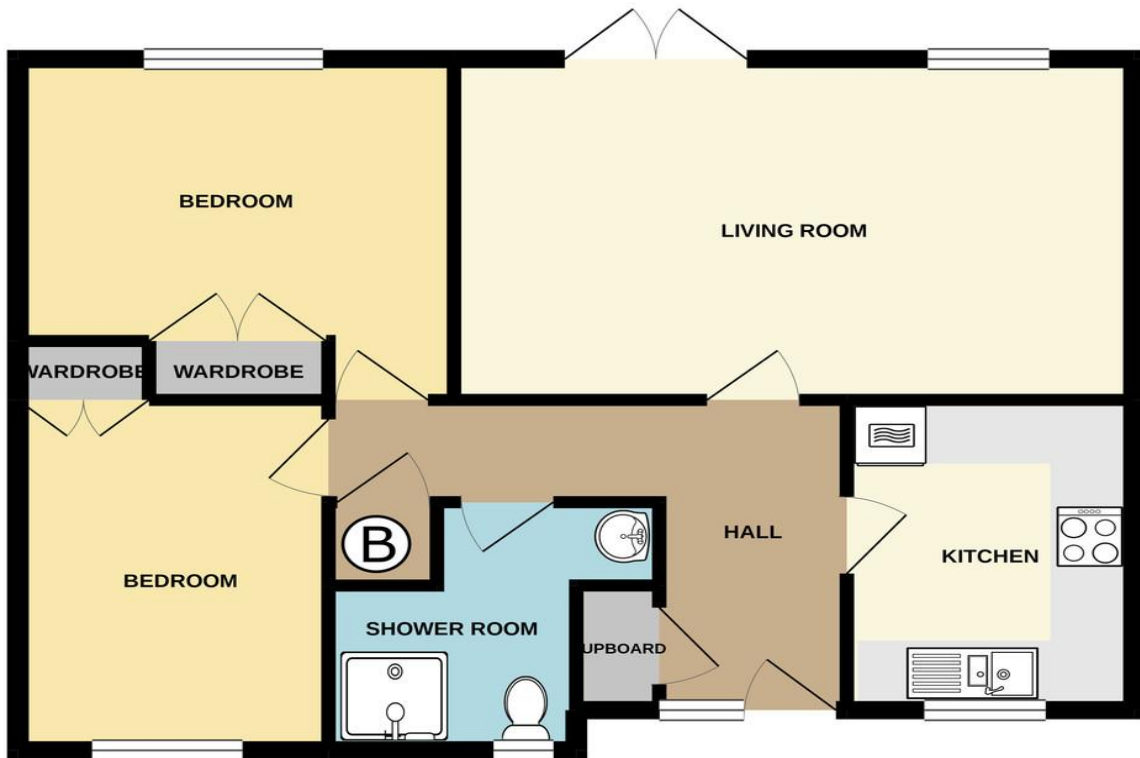
A single garage with up and over door.





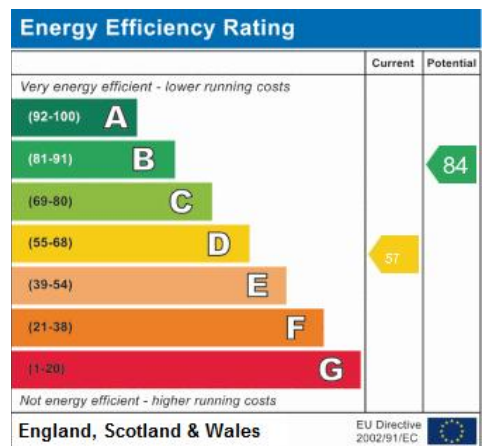
# FLOORPLANS

GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Radyr 029 2084 2124  
6 Station Road, Radyr, Cardiff CF15 8AA

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