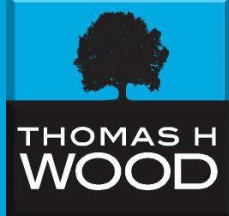




22 Lllys Dewi

Creigiau, Cardiff, CF15 9JY



Asking Price Of £185,000

2 Bedrooms

A delightful two bedroom mid terrace property situated in the popular, semi-rural village of Creigiau in Cardiff. Set on a quiet cul de sac this immaculate property would make an ideal first time buyers' home or great investment opportunity. 2 Allocated parking spaces. With picturesque walks on your doorstep and local amenities that include, Tesco Express, Post Office, Cregiau Inn public house, golf club, a highly regarded primary school. Furthermore, the property is also in the catchment area for Radyr Comprehensive School and Glantaf Welsh language Comprehensive school. Viewing is highly recommended and sold with no onward chain



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DESCRIPTION

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ENTRANCE

Entered via paved steps leading to front door. Mature shrubs to side and gravel garden.

HALLWAY

Entered via uPVC obscure double glazed door. Stairs rising to first floor. Radiator panel.

LOUNGE/DINER

15' 1" x 9' 4" (4.610m x 2.856m) A good size room with lots of natural light. With painted walls, textured ceiling with coving, carpeted floors, uPVC double glazed window overlooking the quiet front aspect. Radiator. Understairs storage cupboard. Archway to kitchen.

KITCHEN

7' 3" x 12' 11" (2.226m x 3.958m) A recently installed kitchen with a range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap. Built in electric oven, gas hob and extractor hood over. Space for fridge/freezer and washing machine. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

LANDING

Access to loft space. Airing cupboard housing hot water tank and shelving. Doors to two bedrooms and bathroom.

BEDROOM ONE

10' 7" x 10' 11" (3.233m x 3.342m) With painted walls, textured ceiling with coving, carpeted floors, uPVC double glazed window to front. Radiator. Fitted wardrobes with hanging and shelf space and mirrored sliding doors.

BEDROOM TWO

11' 11" x 6' 7" (3.641m x 2.007m) An excellent second bedroom with painted walls, textured ceiling with coving and carpeted floors, uPVC double glazed window to rear. Radiator.

BATHROOM

6' 1" x 6' 1" (1.874m x 1.878m) A modern and recently fitted bathroom with low level wc. Pedestal wash hand basin. Panelled bath with electric shower over. Radiator. Part tiled walls.

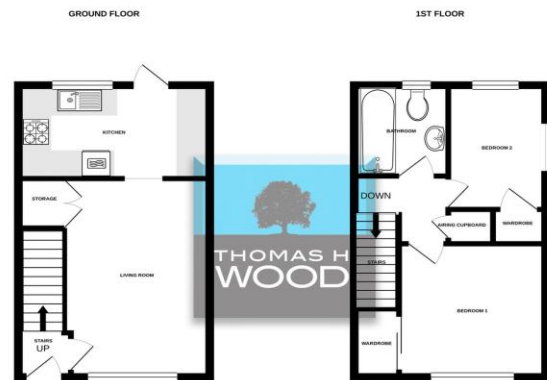
OUTSIDE

A generous south facing rear garden, with paved patio area, gravel garden and timber perimeter fencing. Large wooden sheds and gate to rear giving access to main road. Allocated parking spaces for 2 cars.

TENURE

This property is understood to be freehold. This will be verified by the purchasers solicitor.

COUNCIL TAX Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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