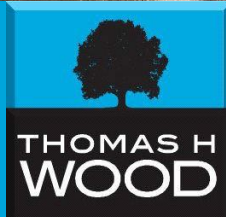




4 Maes Cadwgan

Creigiau, Cardiff, CF15 9TQ



Asking Price Of £325,000

3 Bedrooms



A well presented, 3 bedroom detached property, situated in the sought after semi rural village of Creigiau. The property occupies a quiet position on the cul de sac and has been owned by the same family for nearly 20 years. The property has been well maintained over the years but is now in need of some modernisation. With good access links to the M4 motorway and excellent local amenities that include a doctor's surgery, chemist, tennis, cricket, archery and netball clubs, as well as an 18 hole golf course. Within walking distance of the property is a Tesco Express, post office and the Cregiau Inn public house and restaurant. The village also benefits from an excellent primary school and within catchment for Radyr and Glantaf Comprehensives. Sold with no onward chain.

Entrance via enclosed porch leading to living room

LOUNGE/LIVING ROOM

13' 3" x 14' 6" (4.06m x 4.42m) with carpeted floors, painted walls, smooth ceiling, gas fire with brick surround, decorative wooden beam, wall lights, double glazed window to front aspect, radiator panel, stairs to 1st floor and door to kitchen

DINING ROOM

9' 6" x 8' 7" (2.92m x 2.63m) with carpeted floors, painted walls, smooth ceiling, double glazed window to front aspect, radiator panel

KITCHEN/BREAKFAST ROOM

8' 10" x 14' 6" (2.71m x 4.43m) with a range of wall and base units with contrasting worktops over, tiled splashback, four ring gas hob, electric oven, space for fridge freezer, Bosch dishwasher to remain, 1 1/2 bowl sink with chrome tap, double glazed windows to rear, space for dining table, doors to utility room and door to cupboard



UTILITY ROOM

4' 7" x 8' 7" (1.41m x 2.63m) with painted walls, smooth ceiling, space and plumbing for washing machine, and tumble dryer, stainless steel one bowl sink with chrome tap, wall mounted boiler. Double glazed window to rear and door to rear garden. Large storage cupboard with shelving and lighting.

WC

2' 10" x 5' 5" (0.88m x 1.67m) with painted and papered walls, smooth ceiling, low-level WC, wash hand basin with tiled splashback, radiator panel

BEDROOM ONE

12' 5" x 11' 0" (3.80m x 3.37m) overlooking the front aspect of the property with painted walls, smooth ceiling, carpeted floors, double walk-in wardrobe, radiator panel door to

ENSUITE

9' 10" x 4' 2" (3.00m x 1.29m) with carpeted floors, half tiled walls, smooth ceiling, low-level WC, pedestal wash hand basin, shower enclosure with electric shower, double glazed window to rear

BEDROOM TWO

6' 6" x 8' 7" (2.00m x 2.63m) overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, built-in mirrored wardrobes, radiator panel, double glazed window to front

BEDROOM THREE

6' 10" x 10' 0" (2.09m x 3.05m) with carpeted floors, painted walls, smooth ceiling, radiator panel, double glazed window to rear

BATHROOM

5' 6" x 8' 6" (1.69m x 2.61m) a three-piece family bathroom with low-level WC, pedestal wash hand basin, bath with chrome taps and handheld shower, half tiled walls, radiator panel, Vellux window to rear

OUTSIDE FRONT

Driveway with parking for one car, laid lawn, hedgerow and gate to rear garden

OUTSIDE REAR

A generous and private rear garden with patio area leading to laid lawn. Mature shrubs, trees and plants give the garden privacy. Timber perimeter fencing, large shed to rear, small shed to side and gate through to front of the property.

COUNCIL TAX

Band F

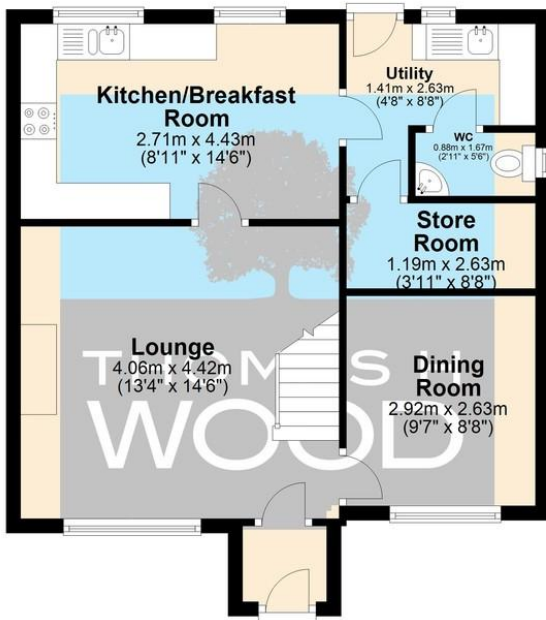
TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor



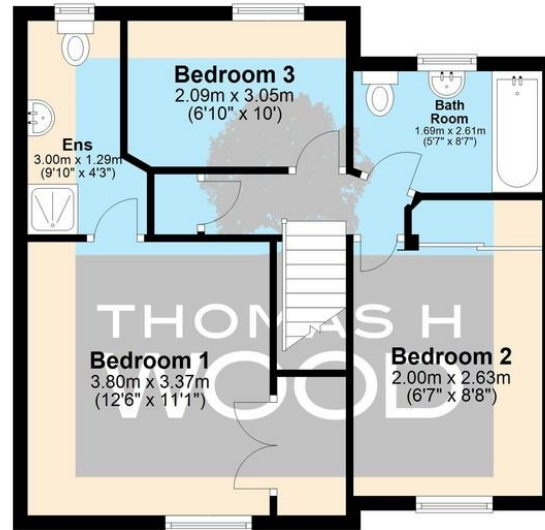
Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)

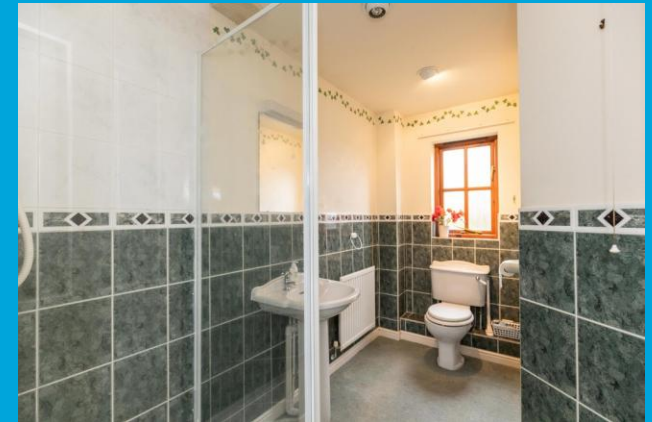


First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 96.5 sq. metres (1039.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		

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