

# 12 Maes-y-Dderwen, Creigiau, Cardiff, CF15 9JS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£379,950**



Detached Bungalow

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# Property Description

**\*\* THREE BEDROOM DETACHED BUNGALOW \*\***  
**DESIRABLE LOCATION \*\*** A sought after, spacious detached bungalow in the desirable village of Creigiau being a short distance from local amenities. Entrance porch, hallway, cloakroom, large lounge with patio doors to the conservatory, dining room, neat fitted kitchen, inner hallway, three bedrooms, principal bedroom with ensuite shower room, all bedrooms with wardrobes and a separate family bathroom. Gas central heating. Attractive, large rear garden, lawn front and driveway leading to the garage. NO CHAIN. EPC Rating D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,144 sq. ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.

## ENTRANCE PORCH

Approached via a upvc double glazed front door leading to the porchway, tiled floor and part tiled walls, window to front.

## ENTRANCE HALL

Approached via a wood panelled front door with window to side of front door leading to the spacious hallway, radiator and large storage cupboard with shelving.

## CLOAKROOM

Aspect to front, comprising low level W.C, wash hand basin, wall tiling and radiator.

## LOUNGE

15' 2" x 10' 4" (4.63m x 3.17m)

A good sized principal reception, feature fireplace, doors to dining room, two radiators and door to conservatory.

## CONSERVATORY

11' 8" x 6' 11" (3.57m x 2.12m)

Upvc double glazed conservatory enjoying full views of the delightful rear garden, tiled flooring, double opening French doors to rear patio.

## DINING ROOM

10' 0" x 8' 8" (3.06m x 2.65m)

Overlooking the rear garden, ample space for large dining table, radiator and double sliding doors to lounge.

## KITCHEN

11' 3" x 8' 8" (3.45m x 2.65m)

Appointed along three sides in wood panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob, cooker hood above, integrated oven and grill, matching eye level cupboards, wall tiling to splash back areas, window to rear, wall mounted baxi gas central heating boiler, radiator and door to rear porch.

## REAR PORCH

Door to rear garden and tiled floor.

## INNER HALLWAY

Inner hallway with access to roof space and airing cupboard housing the hot water cylinder. Door to all bedrooms and bathroom.

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## BEDROOM ONE

12' 10" x 10' 7" (3.92m x 3.24m)

Overlooking the lawned front garden, a good sized principal bedroom, built out wardrobe with hanging rail and shelving, radiator and door to ensuite.

## ENSUITE SHOWER ROOM

With window to side comprising low level W.C, wash hand basin, shower tray with curtain, wall tiling, light with electric shaver attachment and radiator.

## BEDROOM TWO

9' 10" x 9' 9" (3.02m x 2.98m)

Aspect to front, a second double bedroom, radiator and built out wardrobe with hanging rail and shelving.

## BEDROOM THREE

8' 7" x 6' 7" (2.64m x 2.03m)

Aspect to front, spacious storage cupboard, radiator.

## FAMILY BATHROOM

6' 9" x 5' 7" (2.08m x 1.71m)

Comprising low level W.C, wash hand basin, panelled bath with shower mixer tap, full wall tiling, electric light with electric shaver attachment, extractor fan and radiator.

## OUTSIDE

### REAR GARDEN

An attractive rear garden with large paved patio leading onto a area of lawn with beds of well established plants and shrubs. Gate to side giving access to front.

### FRONT GARDEN

Lawned front garden and driveway leading to garage.

### GARAGE

18' 6" x 8' 6" (5.64m x 2.60m)

With electric up and over access door, power and lighting.



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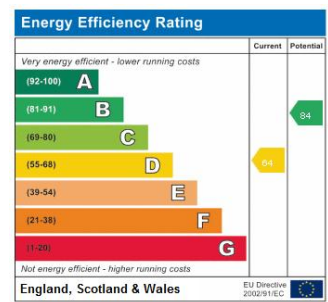


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GROUND FLOOR  
1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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