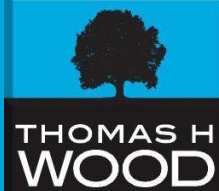




18 Llys Dewi

Creigiau, Cardiff, CF15 9JY



Asking Price Of £200,000

2 Bedrooms





A delightful two bedroom end of 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. The property benefits from redecoration, new carpets and a modern Ideal Logic combination boiler and a generous rear garden. With picturesque walks on your doorstep and local amenities that include, Tesco Express, Post Office, Creigiau 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

#### **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. New carpet. Radiator panel.

#### **LOUNGE/DINER**

12' 11" x 15' 1" (3.96m x 4.62m) (MAX) A good size room with lots of natural light. With painted walls, textured ceiling with coving, new carpet. UPVC double glazed window overlooking the quiet front aspect. Radiator. Understairs storage cupboard. Archway to kitchen.

#### **KITCHEN**

12' 11" x 7' 3" (3.96m x 2.22m) Range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap. Space for cooker, fridge/freezer and washing machine. Breakfast bar. Radiator. UPVC window overlooking the garden, UPVC door to garden.



## FIRST FLOOR

### LANDING

Access to loft space. Airing cupboard with Logic combination boiler and shelving. Doors to two bedrooms and bathroom.

### BEDROOM ONE

13' 0" x 10' 7" (3.97m x 3.25m) (MAX With painted walls, textured ceiling with coving, new carpet, uPVC double glazed window to front. Radiator with TRV. Space wardrobes.

### BEDROOM TWO

6' 5" x 11' 11" (1.96m x 3.64m) An excellent second bedroom with painted walls, textured ceiling with coving and new carpet, uPVC double glazed window to rear. Radiator with TRV.

### BATHROOM

6' 1" x 6' 0" (1.87m x 1.85m) A three piece bathroom with low level wc. Pedestal wash hand basin. Panelled bath with electric shower over. Radiator. Tiled walls and lino floor.

## OUTSIDE

A generous rear garden, with paved patio area and renewed timber perimeter fencing. Shed and additional patio and gate to front. Allocated parking space.

## TENURE

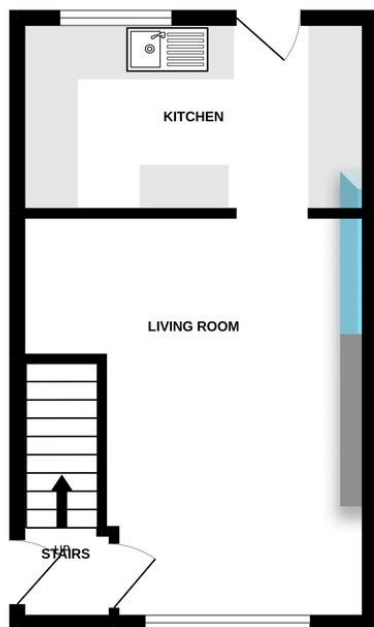
This property is understood to be freehold. This will be verified by the purchasers solicitor.

## COUNCIL TAX

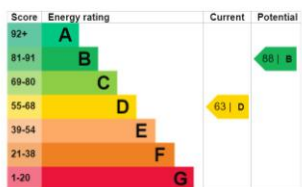
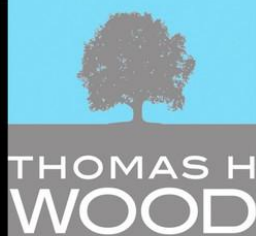
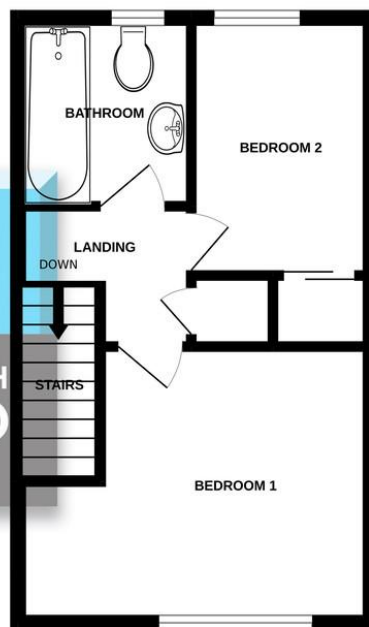
Band C



GROUND FLOOR  
27.0 sq.m. (291 sq.ft.) approx.



1ST FLOOR  
27.0 sq.m. (291 sq.ft.) approx.



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