

10 Llys Dewi,

Creigiau, Cardiff, CF15 9JY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£230,000**



Mid Terraced House

3

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# Property Description

**\*\* NO CHAIN \*\* THREE MID TERRACE FAMILY HOUSE \*\* DESIRABLE LOCATION \*\*** A beautifully presented and well proportioned mid terrace home in the convenient and sought after area of Creigiau. Entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Gas central heating, double glazing. Lawned front garden. Tiered garden with paved patio and lawn. Driveway. EPC rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 679 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 HALL

Approached via a upvc double glazed front door leading to the entrance hall, staircase to first floor.

## LOUNGE

12' 7" x 12' 7" (3.86m x 3.85m)  
Overlooking the lawned front garden, under stairs storage cupboard, radiator and opening to dining room.

## DINING ROOM

8' 0" x 7' 8" (2.46m x 2.34m)  
Aspect to rear, open plan with lounge, opening to kitchen and radiator.

## KITCHEN

8' 4" x 7' 10" (2.56m x 2.40m)  
Appointed along three sides in modern fronts beneath laminate worktop surfaces, inset stainless steel sink with

side drainer, inset four ring hob and integrated oven, matching range of eye level wall cupboards, integrated fridge, integrated freezer, plumbing for washing machine, concealed 'Baxi' gas central heating boiler, door to rear garden.

## FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space and airing cupboard housing the hot water cylinder.

## BEDROOM ONE

9' 10" x 9' 1" (3.00m x 2.78m)  
Overlooking the quiet close, a good sized principal double bedroom, radiator.

## BEDROOM TWO

9' 2" x 8' 10" (2.81m x 2.71m)  
Aspect to rear, a good sized second bedroom, radiator.

## BEDROOM THREE

7' 5" x 6' 6" (2.27m x 2.00m)  
Aspect to front, laminate flooring and radiator.

## FAMILY BATHROOM

6' 9" x 6' 2" (2.06m x 1.90m)  
Comprising low level wc, wash hand basin, panelled bath and Mira shower above, tiled walls, windows to rear and radiator.

## OUTSIDE

### REAR GARDEN

Paved patio leading onto two tiers of lawn, enclosed by timber fencing.

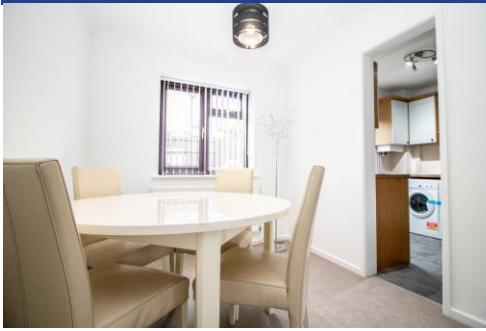
### FRONT GARDEN

Lawned front garden and pathway to front door. Bin store to front.

## DRIVEWAY

Driveway positioned to the side of number 9.

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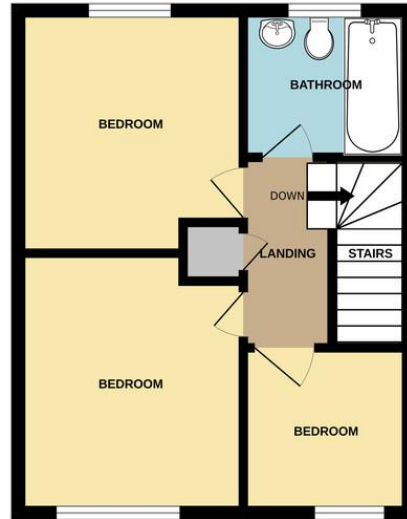


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GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.

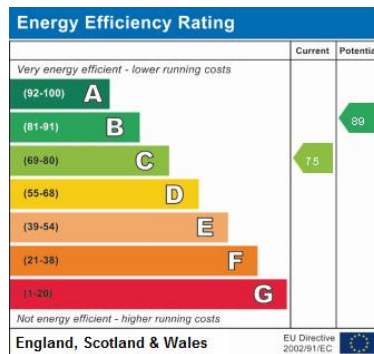


1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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