

# 14 Maes Cadwgan, Creigiau, Cardiff, CF15 9TQ



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£350,000**



Detached Property



# Property Description

**\*\* RARELY AVAILABLE \*\* \*\* CONSERVATORY \*\* NO CHAIN\*\*** A beautiful three bedroom detached family residence set in the popular village of Creigiau with large conservatory and two reception rooms. The accommodation briefly comprises; entrance hallway, lounge, dining room, kitchen/breakfast room, utility room, WC and conservatory. To the first floor there are three bedrooms and a family bathroom. New uPVC double glazed windows, kitchen, boiler and radiators. EPC rating: D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,175 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after semi rural village of Creigiau in Cardiff. Amenities include a public house, a restaurant, primary school, Post Office, Tesco Express, Golf Club and recreation park. The property is also in the catchment area for Radyr Comprehensive School.

## ENTRANCE

Block paved driveway with parking for three vehicles. Shrub borders. Gated access to rear.

## ENTRANCE HALLWAY

Entered via uPVC glass panelled front door into hallway. Door to lounge. Radiator. Hanging space.

## LOUNGE

14' 6" x 13' 4" (4.425m x 4.066m)  
Double glazed window to front overlooking the lovely front garden. Feature red brick fire surround with space for an electric fire and tiled hearth. Stairs rising to first floor. Door to kitchen/breakfast room. Feature beamed ceiling. Laminate wood flooring. Two radiators. TV and telephone points.

## KITCHEN/BREAKFAST ROOM

14' 6" x 9' 7" (4.432m x 2.926m)  
A beautiful modern high gloss kitchen fitted with a wide range of base and eye level units

incorporating one and a half bowl sink and drainer with complementary work surfaces. Integrated electric oven and gas hob with extractor hood over. Fitted fridge/freezer. Tiled ceramic flooring, tiled splashbacks. Double glazed window to rear plus double doors leading into the conservatory. Under stair storage cupboard. Space for table and chairs. Spotlights. Door to utility room. Radiator.

## UTILITY ROOM

7' 11" x 8' 6" (2.435m x 2.609m)  
uPVC double glazed window and door to the rear garden. Door to dining room and WC. Newly installed wall mounted central heating boiler. Plumbed for an automatic washing machine and dishwasher. Base and wall units with stainless steel sink and drainer and complimentary work surfaces. Tiled splashbacks. Ceramic tiled flooring. Radiator.

## CLOAKROOM

Double glazed window to side aspect. Low level WC, corner wall mounted wash hand basin. Radiator. Ceramic tiled flooring.

## DINING ROOM

15' 10" x 8' 7" (4.850m x 2.632m)  
Double glazed window to front. Laminated wood flooring. Radiator.

# 14 Maes Cadwgan, Creigiau, Cardiff, CF15 9TQ

## CONSERVATORY

13' 7" x 11' 7" (4.153m x 3.549m)  
uPVC double glazed windows t three walls plus patio doors to side leading out to the rear garden. Glass roof incorporating two velux windows. Ceramic tiled flooring. Electric heating.

## FIRST FLOOR

### LANDING

Doors to three bedrooms and family bathroom. Airing cupboard. Loft access (boarded).

### MASTER BEDROOM

12' 6" x 11' 1" (3.828m x 3.387m)  
Double glazed window to front. Large built in wardrobes. Door to en-suite. Radiator.

### ENSUITE

9' 10" x 5' 5" (3.014m x 1.655m)  
Double glazed window to rear. Low level WC. Pedestal wash hand basin, fitted shower cubicle. Radiator. Extractor fan.

## BEDROOM TWO

11' 0" x 8' 8" (3.375m x 2.650m)  
Double glazed window t front with feature vaulted ceiling. Built in wardrobe. Laminate wood flooring. Radiator.

## BEDROOM THREE

10' 0" x 6' 9" (3.061m x 2.066m)  
Double glazed window to rear aspect. Laminate wood flooring. Radiator.

## FAMILY BATHROOM

8' 7" x 5' 5" (2.619m x 1.667m)  
Feature vaulted ceiling with inset velux window. Low level WC, pedestal wash hand basin and panelled bath with shower attachment. Ceramic tiled flooring and splashbacks. Radiator. Extractor fan.

## OUTSIDE

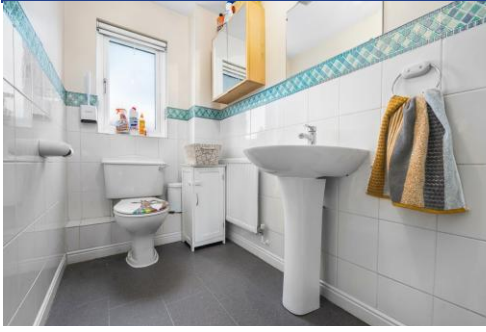
### REAR GARDEN

An enclosed, Westerly facing rear garden, mainly laid to lawn with paved patio area. Boundary fence. Outside tap. Lean-to to one side and gated side access to the other.

14 Maes Cadwgan,  
Creigiau, Cardiff, CF15 9TQ



14 Maes Cadwgan,  
Creigiau, Cardiff, CF15 9TQ



# 14 Maes Cadwgan, Creigiau, Cardiff, CF15 9TQ

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

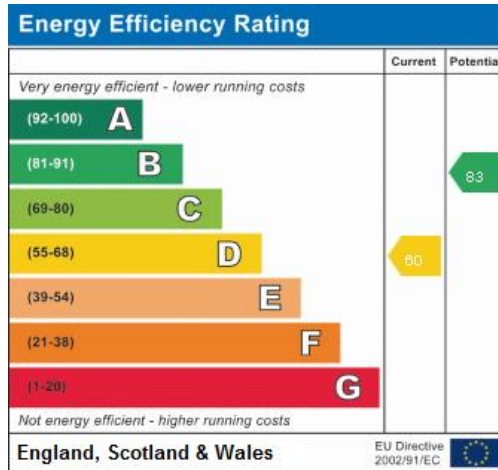


1ST FLOOR  
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 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.  
Made with Metrogis ©2022



**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.