

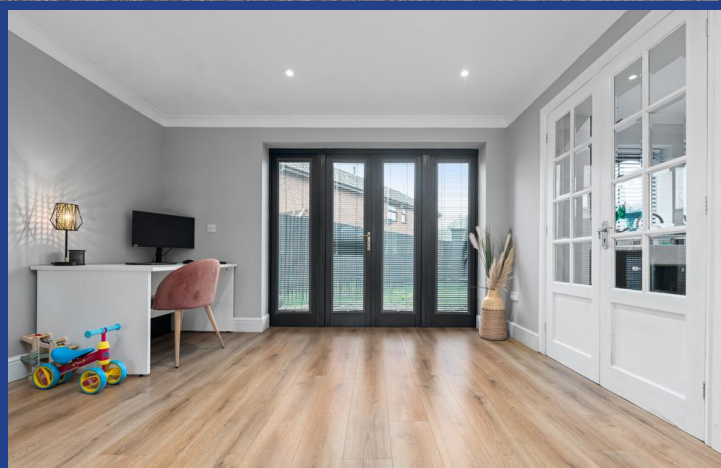
1 Llys Caradog, Creigiau, Cardiff, CF15 9JP



Estate Agents and
Chartered Surveyors

Asking Price Of

£289,950



End Of Terrace Property

3

2

2

2

Property Description

**** EXTENDED THREE BEDROOM END TERRACE FAMILY HOME **** A beautifully presented extended three bedroom end terrace family home in the sought after area of Cregiau. Entrance hall, dining room open plan to kitchen with Rangemaster cooker, large lounge with french doors to the rear garden. To the first floor are three good sized bedrooms, ensuite bathroom to bedroom one with a separate family bathroom. Gas central heating (new combi boiler fitted 2023). Lawned rear garden. Parking space. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,020 sq.ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after semi-rural village of Cregiau 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 wood panelled entrance door, laminate flooring and staircase to first floor.

DINING ROOM

13' 6" x 9' 1" (4.12m x 2.79m)
Overlooking the entrance approach. Open plan with the kitchen, ample space for a large family dining table, laminate flooring, understairs storage cupboard, recessed spotlights and radiator. Opening to the kitchen.

KITCHEN

12' 11" x 9' 0" (3.96m x 2.76m)
Well appointed along three sides in 'midnight blue' coloured fronts with gold coloured bar handles beneath marble effect laminate worktop surfaces, inset two bowl ceramic sink with monobloc mixer tap, inset 'Rangemaster 110' cooker, plumbing for washing machine, space for American style fridge freezer, matching range of eye level

wall cupboards, concealed 'Ideal' combi gas central heating boiler, wall tiling to splash back areas, laminate flooring, recessed spotlights, window to rear and door to garden. Double doors to lounge.

LOUNGE

21' 0" x 11' 11" (6.41m x 3.65m)
An excellent sized principal reception with window to front and double opening french doors to the rear garden with windows either side, recessed spotlights, laminate flooring and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space and airing cupboard with radiator.

BEDROOM ONE

15' 1" x 9' 0" (4.60m x 2.76m)
Overlooking the entrance, an excellent sized principal bedroom, wood flooring, access to roof space, radiator and door to ensuite.

ENSUITE BATHROOM

8' 11" x 5' 6" (2.73m x 1.70m)
Modern white suite comprising low level wc, wash hand basin, wood panelled bath with chrome shower above, wall tiling to splash back areas, tiled flooring, obscure

glass window to rear, electric shaver point, recessed spotlights and chrome heated towel rail.

BEDROOM TWO

13' 0" x 10' 7" (3.97m x 3.23m)
Aspect to front, a second double bedroom, radiator.

BEDROOM THREE

11' 10" x 6' 5" (3.63m x 1.98m)
Overlooking the rear garden, a good sized third bedroom, radiator.

FAMILY BATHROOM

6' 1" x 6' 1" (1.87m x 1.87m)
White suite comprising low level wc, wash hand basin, wood panelled bath with chrome shower above, swivel shower screen, obscure glass window to rear, extractor fan, tiled flooring, electric shaver point and chrome heated towel rail.

OUTSIDE

REAR GARDEN

Area of lawn and decorative stone relaxation area, enclosed by timber lap fencing, access to side and rear timber storage shed.

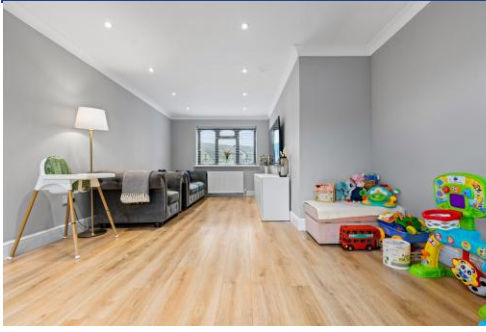
FRONT GARDEN

Area of lawn and pathway to front door.

PARKING

Parking for one car.

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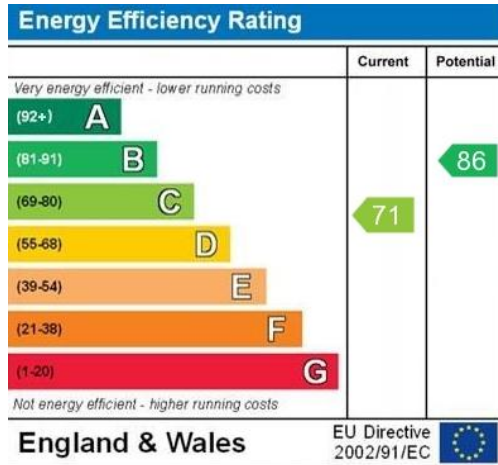
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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