

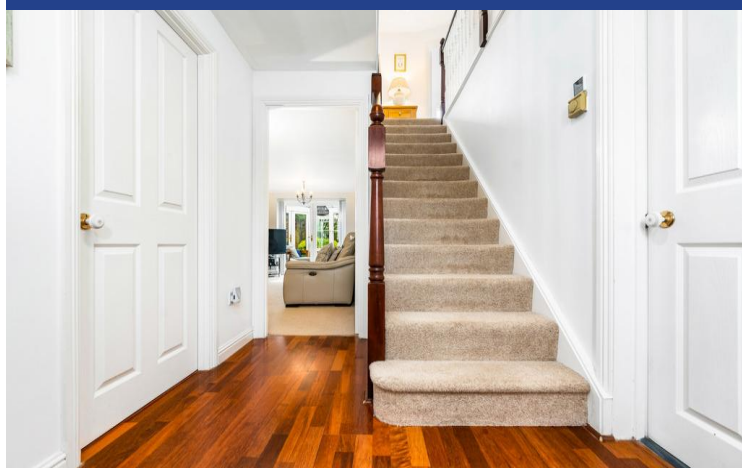
# 16 Maes Cadwgan, Creigiau, Cardiff, CF15 9TQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£465,000**



Detached Property

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# Property Description

**\*\* BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME \*\* PRIVATE REAR GARDEN \*\* DETACHED SINGLE GARAGE \*\*** A bright, spacious and beautifully presented four bedroom detached family home in a favoured location in the popular village of Creigiau. Entrance hallway, cloakroom, study, large lounge with feature fireplace, 'Everest' conservatory overlooking the attractive garden, spacious dining room, modern fitted kitchen, utility room. To the first floor are four bedrooms, principal ensuite shower room and a separate family bathroom. Gas central heating, double glazing. Delightful, private rear garden, beautifully presented with paved patio, decking and lawn with maturing borders of plants and shrubs, driveway leading to the detached single garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,199 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau has a Tesco Express with a Post Office, a Surgery and Pharmacy, as well as recreational facilities, a public house and Golf Club, it also has an excellent primary school which provides Welsh or English medium education. It is within the catchment area for Radyr Comprehensive School.

## ENTRANCE HALLWAY

Approached via a Hormann composite entrance door with double glazed windows to upper part, a spacious entrance hallway, staircase with spindle banister to the first floor, quality engineered wood flooring and radiator.

## STUDY

8' 9" x 7' 1" (2.68m x 2.18m)

Aspect to front, bookshelves to one side, quality engineered wood flooring, radiator.

## LOUNGE

16' 7" x 10' 3" (5.06m x 3.14m)

An excellent sized principal reception, feature brick built fireplace with tiled hearth and back, living flame gas fire, double opening french doors to the conservatory, two radiators and double opening doors to dining room.

## CONSERVATORY

10' 3" x 8' 6" (3.13m x 2.61m)

A delightful 'Everest' conservatory overlooking the attractive rear garden, glass roof with UV protected coated glass, french doors to rear garden, quality herringbone tiled flooring with underfloor heating.

## DINING ROOM

11' 0" x 8' 9" (3.36m x 2.67m)

Overlooking the rear patio, quality engineered wood flooring and radiator. Ample space for large family dining table and opening to utility room.

## KITCHEN

10' 9" x 7' 8" (3.3m x 2.36m)

Quality 'Magnet' kitchen well appointed along three sides in high gloss fronts beneath woodgrain effect square edge laminate worktop surfaces, inset 1.5 bowl composite sink with hose style mono-block mixer tap, inset 'AEG' Induction hob with bridge function, modern style extractor hood above, integrated two 'AEG' ovens, integrated wine cooler, integrated 'AEG' dishwasher, matching range of eye level wall cupboards, glass splash back behind hob, window to front, space for fridge freezer, quality tiled flooring, recessed spotlights. Archway to utility room.

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

## UTILITY ROOM

7' 8" x 3' 3" (2.36m x 1.66m)

Appointed along two sides in high gloss fronts beneath woodgrain effect square edge laminate worktop surfaces, matching eye level cupboard, plumbing for washing machine, space for tumble dryer, wall mounted 'Viesmann' gas central heating boiler, quality tiled flooring, doorway to side, radiator, archway to kitchen and dining room. Door to cloakroom.

## CLOAKROOM

White suite comprising low level wc, wash hand basin, tiled splashback, tiled flooring, extractor fan and radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the spacious first floor landing, access to roof space, airing cupboard housing the hot water cylinder with shelving.

## BEDROOM ONE

14' 5" x 10' 4" (4.41m x 3.17m)

An excellent sized principal bedroom, overlooking the entrance approach, double built in wardrobe to one side, radiator and door to ensuite.

## ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, corner shower cubicle with 'Triton' shower, window to front, full wall tiling, tiled flooring, extractor fan and chrome heated towel rail.

## BEDROOM TWO

11' 0" x 8' 8" (3.37m x 2.66m)

Overlooking the rear garden, a second double bedroom, built in double wardrobe, radiator.

## BEDROOM THREE

8' 2" x 8' 0" (2.51m x 2.44m)

Aspect to rear, a good sized third bedroom, built in double wardrobe and radiator.

## BEDROOM FOUR

8' 7" x 7' 11" (2.62m x 2.42m)

Aspect to front, a good sized fourth bedroom, radiator.

## FAMILY BATHROOM

8' 6" x 5' 0" (2.60m x 1.53m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap, window to side, tiled flooring and wall tiling to splash back areas, extractor fan and radiator.

## OUTSIDE

### REAR GARDEN

Enjoying a South westerly aspect an attractive and private rear garden comprising paved patio and decked relaxation area with four railway sleeper steps leading onto a shaped area of lawn with neat borders of plants and shrubs, outside lights, outside power points, outside tap and timber gate giving access to driveway.

### FRONT GARDEN

Small area of lawn with shrubs to front border, driveway to side leading to garage and paved pathway to front door.

### GARAGE

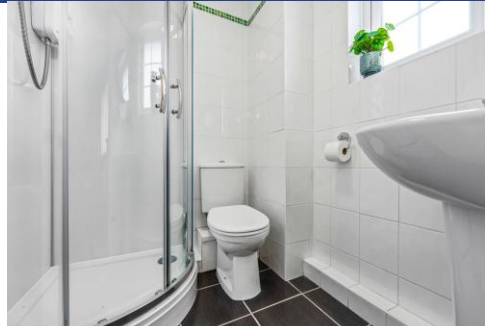
17' 5" x 9' 5" (5.32m x 2.89m)

With newly fitted 'Hormann' up and over access door, power and lighting.

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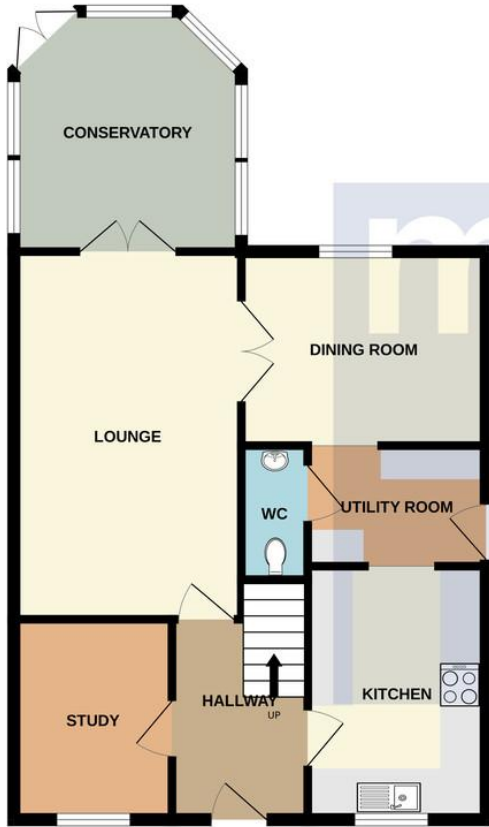


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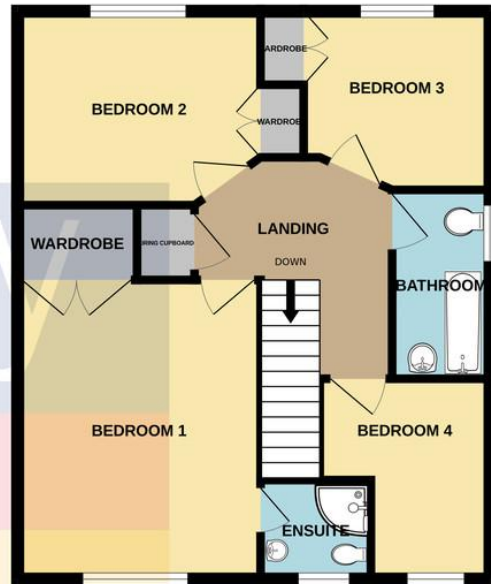


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GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.

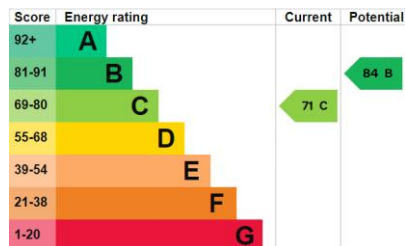


1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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