

44 Ffordd Dinefwr,
Creigiau, Cardiff, CF15 9JQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£180,000



End Terraced House

- 2
- 1
- 1
- 1

Property Description

**** IDEAL INVESTMENT OR FIRST TIME BUY **** An opportunity to acquire this end terraced property in the sought after village of Creigiau. The property briefly comprises entrance porch, lounge/diner, kitchen, two bedrooms and bathroom. The property benefits from front and rear gardens and an allocated parking space. EPC Rating D

Tenure Freehold

Council Tax Band C

Floor Area Approx 515 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

Entered via pathway and lawn to front door. Opening to allocated parking space to side. Gated access to rear garden.

PORCH

Entered via wooden front door into porch. Laminate wood flooring. Door to lounge/diner.

LOUNGE/DINER

17' 7" (max) x 12' 2" (5.38m x 3.72m)

Glazed door with matching windows to rear garden. Radiator. Laminate wood flooring. Stairs to

first floor. Window to side. Door to kitchen.

KITCHEN

8' 11" x 6' 11" (2.72m x 2.11m)
Fitted base units with space for washing machine, fridge and space for electric cooker. Tiled splash backs. Radiator. Window to front. Wall mounted gas central heating boiler.

FIRST FLOOR

LANDING

Doors to two bedrooms and bathroom. Airing cupboard. Window to side.

BEDROOM ONE

11' 3" (max) x 8' 11" (3.45m x 2.73m)

Window to rear with lovely views over the duck pond. Laminate wood flooring. Radiator.

BEDROOM TWO

9' 3" x 5' 7" (2.82m x 1.71m)

Window to front. Radiator. Laminate wood flooring.

BATHROOM

6' 3" x 6' 1" (1.92m x 1.86m)
Low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs. Laminate wood flooring. Radiator. Shaver point. Window to front.

OUTSIDE

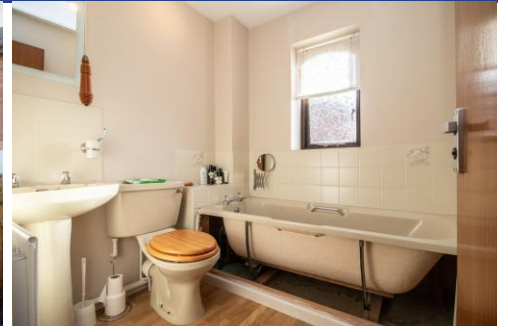
REAR GARDEN

A well presented, L-shaped rear garden, mainly laid to lawn with paved patio and shrub borders. Boundary fence with gate to parking space.

PARKING

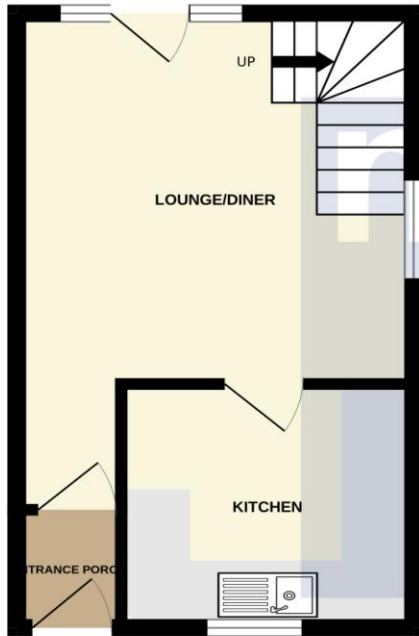
One allocated parking space.

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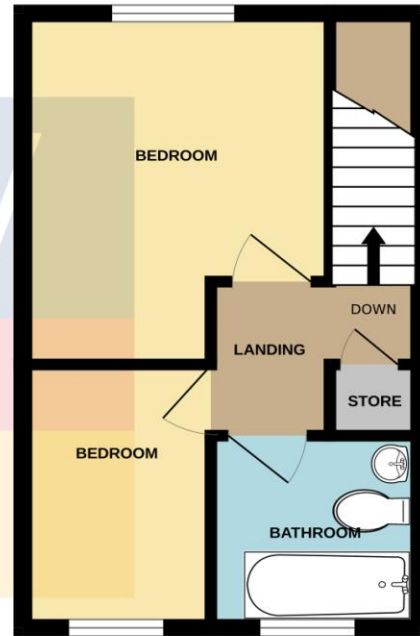


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GROUND FLOOR
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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