

29 Llys Dewi,
Creigiau, Cardiff, CF15 9JY



Estate Agents and
Chartered Surveyors

Asking Price Of

£269,950



End of Terrace Property

3

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Property Description

**** MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME ** REFURBISHED THROUGHOUT ** NEWLY FITTED KITCHEN AND BATHROOM **** A beautifully presented three semi bedroom detached family house in the sought after village of Creigiau. Entrance hallway, spacious lounge and diner, newly fitted kitchen. To the first floor there are three bedrooms and a newly fitted family bathroom. Gas central heating (new boiler 2022), double glazing. Paved patio and lawned southerly facing rear garden, driveway to side. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 672 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 HALLWAY

Approached via a uPVC woodgrain effect finish front door leading to the entrance hallway, staircase to first floor, window to side and radiator.

LOUNGE AND DINER

21' 6" x 12' 9" (L-shaped)(6.57m x 3.89m)
Overlooking the lawned front garden, a good sized reception, understairs recess, laminate flooring throughout. Dining area with window overlooking the rear garden. Two radiators.

KITCHEN

8' 4" x 7' 10" (2.56m x 2.39m)
Well appointed along three sides in grey matte finish fronts beneath worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, monoblock mixer tap, inset four ring gas hob with cooker hood above, integrated oven, integrated

microwave above, integrated fridge freezer, integrated washing machine, wall tiling to splash back areas, obscure glass window to side, door to rear garden and recessed spot lights.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the bright central landing area, obscure glass window to side and access to part boarded roof space via retractable ladder, 'Glow worm' combi gas central heating.

BEDROOM ONE

11' 10" x 9' 1" (3.61m x 2.78m)
Overlooking the front garden, a good sized principal double bedroom, radiator.

BEDROOM TWO

9' 4" x 9' 1" (2.85m x 2.79m)
Overlooking the rear garden, a second double bedroom, radiator.

BEDROOM THREE

7' 4" x 6' 6" (2.25m x 2.00m)
Aspect to front, radiator.

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FAMILY BATHROOM

Newly fitted modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with twin head chrome shower above, swivel shower screen, tiled flooring, wall tiling to splash back area, extractor fan, recessed spotlights and obscure glass window to rear.

OUTSIDE

REAR GARDEN

A southerly facing rear garden comprising paved patio leading onto an area of lawn, inset plants and shrubs to borders, enclosed by timber fencing. Timber gate leading to driveway. Outside light.

FRONT GARDEN

Area of lawn to front and long driveway to side.

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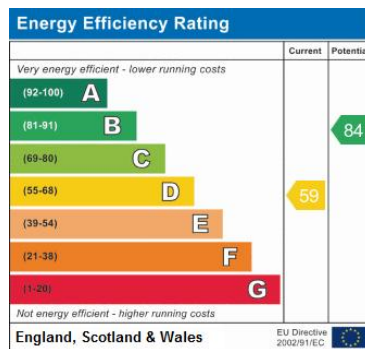
GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

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



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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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