

1 Maes Yr Hafod,
Creigiau, Cardiff, CF15 9JU



Estate Agents and
Chartered Surveyors

Asking Price Of

£335,000



Detached Property



Property Description

**** WELL PRESENTED DETACHED PROPERTY**** A detached property in a cul-de-sac position. Accommodation briefly comprises entrance hallway, kitchen, lounge, dining room/study, conservatory. To the first floor there are three bedrooms and family bathroom. Rear landscape gardens . EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 981 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 is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

ENTRANCE

Entered via driveway with parking for one vehicle. Gated access to rear. Outside tap.

HALLWAY

Entered via uPVC double glazed side door into hallway. Laminate wood flooring. Radiator. Doors to kitchen and lounge. Storage cupboard housing newly installed gas combination boiler.

KITCHEN

8' 11" x 8' 0" (2.72m x 2.44m)
A newly fitted kitchen to include a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with induction hob and extractor hood over. Integrated dishwasher. Space for washing machine and fridge/freezer.

Tiled flooring. Spotlights. uPVC double glazed window to front.

LOUNGE

16' 0" x 12' 5" (4.90m x 3.81m)
A tastefully designed lounge to include hand base ash wood mantle piece and shelving. Inset for feature fire. Laminate wood flooring. Newly installed staircase to first floor. Radiator. Door to dining room/study. uPVC double glazed full height window and sliding patio doors to conservatory.

DINING ROOM/STUDY

11' 10" x 7' 11" (3.63m x 2.42m)
uPVC double glazed window to rear. Radiator. Laminate wood flooring. Door to shower room/WC.

CONSERVATORY

12' 8" x 9' 3" max (3.88m x 2.84m)
uPVC double glazed windows to rear, side and above. External door to side. Laminate wood flooring. Column radiator.

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SHOWER ROOM/WC

8' 2" x 3' 10" (2.50m x 1.18m)

Modern low level WC, pedestal wash hand basin and fitted corner shower cubicle with electric shower over. Ladder radiator. Tiled flooring and walls. Extractor fan. uPVC double glazed obscure window to front.

FIRST FLOOR LANDING

Doors to three double bedrooms and bathroom. Airing cupboard. Loft access (part boarded). Spotlights.

BEDROOM ONE

12' 10" x 9' 4" max (3.93m x 2.85m)

Fitted wardrobes. Laminate wood flooring. Radiator. uPVC double glazed window to rear with pleasant outlook.

BEDROOM TWO

12' 1" x 8' 2" (3.69m x 2.49m)

uPVC double glazed window to front. Laminate wood flooring. Radiator.

BEDROOM THREE

9' 8" x 9' 4" (2.96m x 2.86m)

Fitted wardrobes. Laminate wood flooring. Radiator. uPVC double glazed window to rear.

BATHROOM

6' 2" x 6' 1" (1.89m x 1.86m)

Newly installed low level WC, pedestal wash hand basin and panelled bath with mixer shower over and separate handheld attachment. Laminate wood flooring. Ladder radiator. Tiled splash backs. Spotlights. Extractor fan. uPVC double glazed obscure window to front.

OUTSIDE

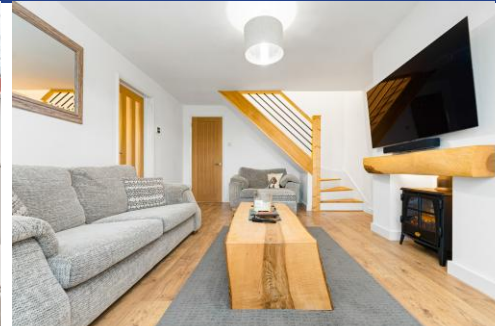
GARDEN

A landscaped rear garden, mainly laid to lawn with stone borders. Paved patio. Garden shed. Boundary wall and fence.

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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

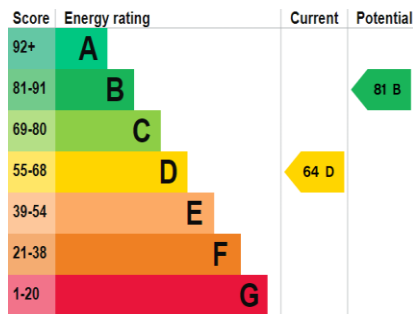


1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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