

7 Dol Y Felin,

Creigiau, Cardiff, CF15 9SN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£320,000**



Detached Property



# Property Description

**\*\* LINK DETACHED FAMILY HOME\*\* NO CHAIN \*\*** A three bedroom family home set in a quiet cul-de-sac in the popular village of Creigiau, within 7 miles from Cardiff City Centre. The accommodation briefly comprises entrance hallway, lounge, kitchen, sitting room, utility room and wet room with WC. To the first floor there are three bedrooms and a family bathroom. The property benefits from front and rear south facing gardens. EPC rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 1005 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 driveway to front door. Storage cupboard housing gas meter. Gravel and hedge borders.

## HALLWAY

Entered via uPVC double glazed front door into hallway. Doors to lounge, sitting room and stairs to first floor. Radiator.

## LOUNGE

14' 8" x 11' 10" (4.49m x 3.61m)  
uPVC double glazed bay window to front. Electric feature fire with marble hearth. Two radiators. Glazed double doors to kitchen/diner.

## KITCHEN

15' 4" x 11' 2" (4.69m x 3.41m)  
The kitchen is fitted with base and eye level units incorporating one and a half bowl ceramic sink with complementary work surfaces. Space for gas oven and fridge. Tiled flooring and splash backs. uPVC double glazed window and French doors to

rear. Radiator. Under stair cupboard with space for freezer. Glazed door to utility room.

## UTILITY ROOM

10' 10" (max)x7' 7" (3.31m x 2.32m)  
Fitted base and level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for dishwasher and washing machine. Wall mounted gas central heating boiler. Tiled flooring and splash backs. uPVC double glazed window and external door to rear. Glazed doors to wet room/WC and sitting room.

## WET ROOM/WC

4' 9" x 4' 3" (1.45m x 1.31m)  
To include low level WC, wash hand basin and walk-in shower. Spotlights and extractor fan. Fully tiled walls and floor. Velux window to side. Radiator.

## SITTING ROOM

16' 8" x 8' 0" (5.10m x 2.46m)  
uPVC double glazed window to front. Feature vaulted ceiling. Two radiators.

## FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Airing cupboard housing hot water tank. Loft access. uPVC double glazed window to side.

## BEDROOM ONE

12' 9" x 8' 5" (3.91m x 2.57m)  
uPVC double glazed window to front. Fitted wardrobe and shelving. Radiator.

## BEDROOM TWO

9' 9" x 8' 4" (2.99m x 2.56m)  
uPVC double glazed window to rear with views. Fitted wardrobe and shelving. Radiator.

## BEDROOM THREE

9' 4" x 6' 6" (2.86m x 1.99m)  
uPVC double glazed window to front. Radiator.

## BATHROOM

6' 6" x 6' 4" (2.00m x 1.94m)  
Suite comprises low level WC, pedestal wash hand basin and panelled bath with shower attachment. Tiled splash backs. Wood flooring. Radiator. uPVC double glazed obscure window to rear.

## OUTSIDE

### REAR GARDEN

A South facing garden mainly laid to lawn with paved patio. Boundary fence with gated side access. Shrub, hedge and tree borders. Outside tap.

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TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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