

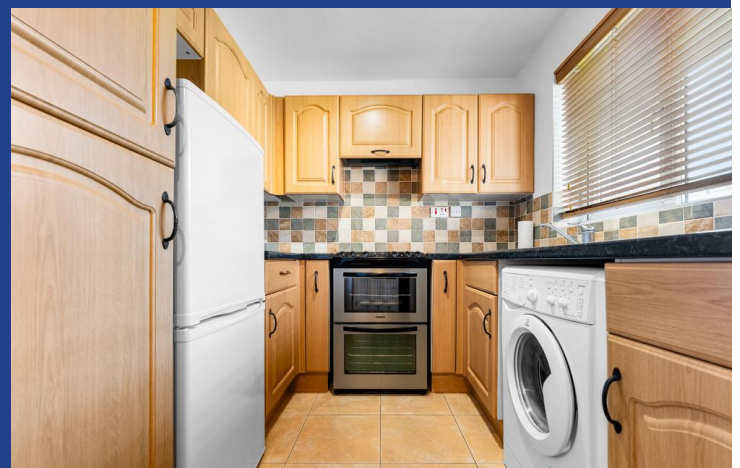
# 3 Woodland Crescent, Creigiau, Cardiff, CF15 9SF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£149,950**



Mid Terraced House



# Property Description

**\*\* ONE BEDROOM MID TERRACE \*\* IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY \*\* NO CHAIN \*\*** A well presented one bedroom modern mid terrace property in the sought after village of Creigiau. Entrance hall, neat fitted kitchen, lounge/diner with door to rear garden. To the first floor is a good sized double bedroom and a modern fitted bathroom. Lawned front garden and low maintenance rear garden with parking space to rear. Ideal for first time buyer or investor. No chain. EPC rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 473 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 HALL

Approached via a uPVC entrance door with double glazed window to upper part. Quality laminate flooring. Doors to kitchen and lounge. Radiator.

## KITCHEN

7' 7" x 7' 2" (2.33m x 2.19m)  
Well appointed along three sides in woodgrain finish panel fronts beneath round nosed worktop surfaces. Inset stainless steel sink with side drainer. Space for cooker. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled flooring. Tiled splash back. Window to front.

## LOUNGE/DINER

14' 3" x 10' 10" (4.35m x 3.31m)  
With window and door to rear garden. Staircase to first floor. Quality laminate flooring. Radiator.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area. Large airing cupboard housing the 'Worcester' combi gas central heating boiler.

### BEDROOM ONE

11' 0" x 10' 10" (3.36m x 3.32m)  
Overlooking the rear garden, a good sized bedroom. Large over stairs storage cupboard. Radiator.

### BATHROOM

7' 4" x 7' 1" (2.24m x 2.18m)  
White suite comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above. Swivel shower screen. Full wall tiling. 'Velux' window to front pitch. Full wall tiling. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

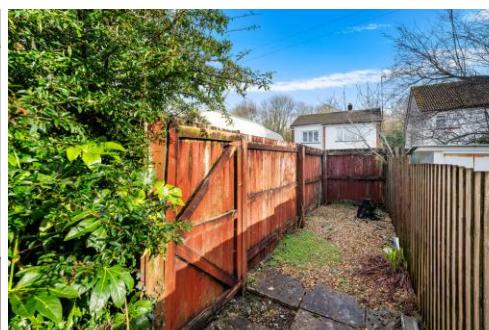
A good sized rear garden comprising paved patio, area of decorative stones and tree and shrubs. Enclosed by timber fencing with rear gate leading to parking space.

### FRONT GARDEN

Area of lawn and paved pathway to front door.

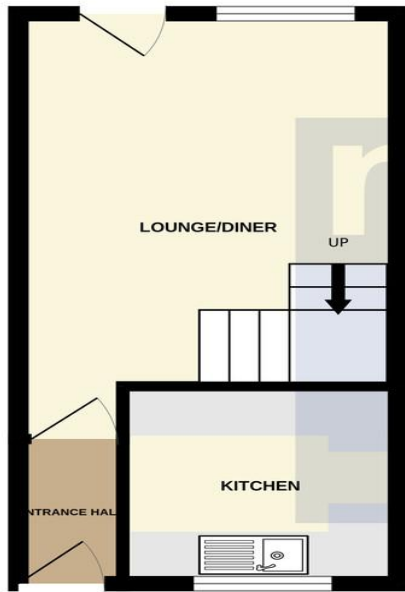


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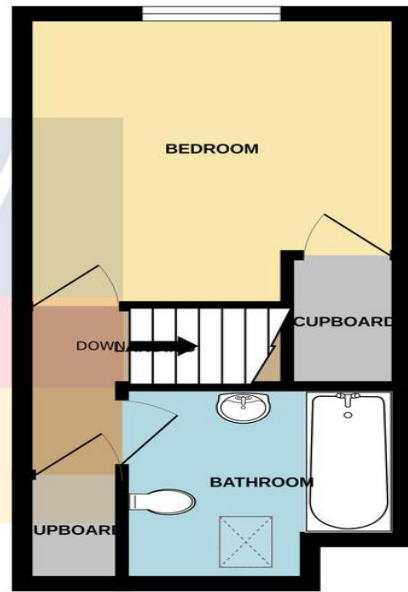


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 473 sq.ft. (43.9 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		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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