

2 Maes-y-Dderwen, Creigiau, Cardiff, CF15 9JS



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Detached Bungalow

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Property Description

**** DETACHED BUNGALOW ** THREE BEDROOMS
** BEAUTIFULLY MAINTAINED GARDENS ****

Tucked away in a quiet cul-de-sac in the sought after area of Creigiau, a spacious, well presented detached bungalow. Porch, entrance hallway, cloakroom, lounge, dining room, conservatory, inner hallway, master bedroom with en-suite plus a further two bedrooms and family bathroom. Gas central heating boiler. Attractive front and beautifully landscaped rear garden. Driveway and garage. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,019 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.

PORCH

4' 9" x 2' 10" (1.46m x 0.87m)
Entered via a uPVC door with window to side, tiled flooring.

HALLWAY

Entered via a solid wood door with obscured glass pane, a spacious hallway. Large storage cupboard with power and lighting. Radiator.

CLOAKROOM

Aspect to front, comprising of white suite with low level WC, wash hand basin with vanity. Radiator.

LOUNGE

15' 1" x 9' 10" (4.62m x 3.02m)
A good-sized reception, electric fire with stone mantle and hearth. Sliding doors opening into dining room. Glass, sliding doors leading into conservatory. Radiator.

CONSERVATORY

10' 0" x 8' 9" (3.07m x 2.68m)
uPVC double glazed conservatory overlooking the beautiful rear garden. Laminate flooring, and french doors opening into garden. Radiator.

DINING ROOM

10' 0" x 8' 8" (3.07m x 2.65m)
Overlooking the rear garden, space for a large dining table, double sliding doors into lounge. Radiator.

KITCHEN

11' 3" x 8' 7" (3.45m x 2.64m)
Appointed along three sides with low and eye level wooden cupboards. Integrated four ring gas hob, oven and grill, one and a half bowl stainless steel sink with chrome mixer tap, space for washing machine and low level fridge, Baxi gas central heating boiler, tiled splashbacks. Radiator. uPVC door to rear and window overlooking the beautifully, well maintained garden.

INNER HALLWAY

Inner hallway with access to part boarded roof space, airing cupboard housing hot water cylinder. Doors to all bedrooms and bathroom.

BEDROOM ONE

12' 11" x 10' 7" (3.94m x 3.23m)
Overlooking the pretty front garden, a good-sized principal bedroom, built in wardrobe with hanging rail and shelf. Radiator. Door to en-suite.

EN-SUITE

8' 9" x 4' 8" (2.68m x 1.43m)
Obscured glass window to side, comprising of low level WC, wash hand basin with tiled splashbacks. Double step in shower with glass screen, light with electric shaver attachment. Radiator.

BEDROOM TWO

9' 10" x 8' 9" (3.01m x 2.69m)
A second good-sized double bedroom, window overlooking front garden, built in wardrobe. Radiator.

BEDROOM THREE

8' 10" x 6' 8" (2.70m x 2.04m)
Aspect to front. Built in wardrobe. Radiator.

FAMILY BATHROOM

6' 7" x 5' 4" (2.03m x 1.65m)
White suite comprising of low-level WC, wash hand basin, panelled bath with shower mixer tap, full wall tiling, electric light with electric shaver attachment. Extractor fan and heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully landscaped rear garden, bordered with brick and timber boundaries. Mature shrubs, stoned area with wooden seat and light. Large, stone patio, wooden side gate.

FRONT GARDEN

A large area laid to lawn, bordered with a wooden fence, hedge and some mature evergreens. Planted and stone areas, outside light. Tarmac driveway leading to garage.

GARAGE

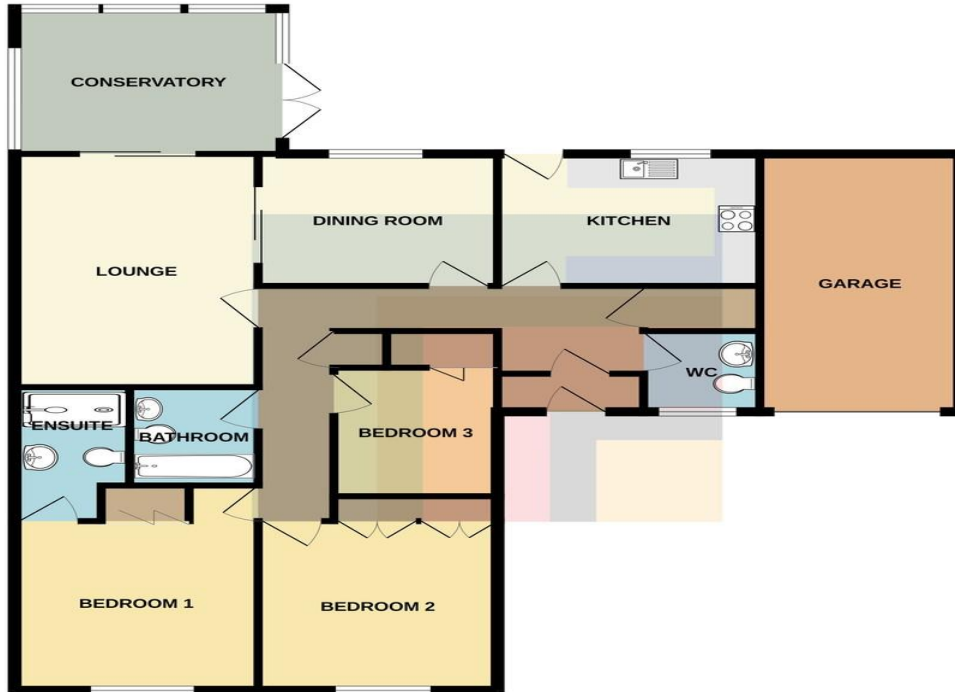
Single garage with electric powered roll door, large roof storage space, power and lighting.

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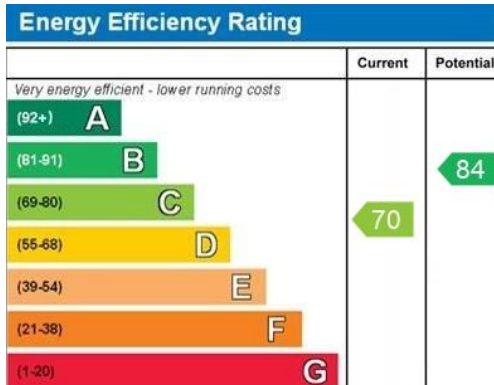


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GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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