

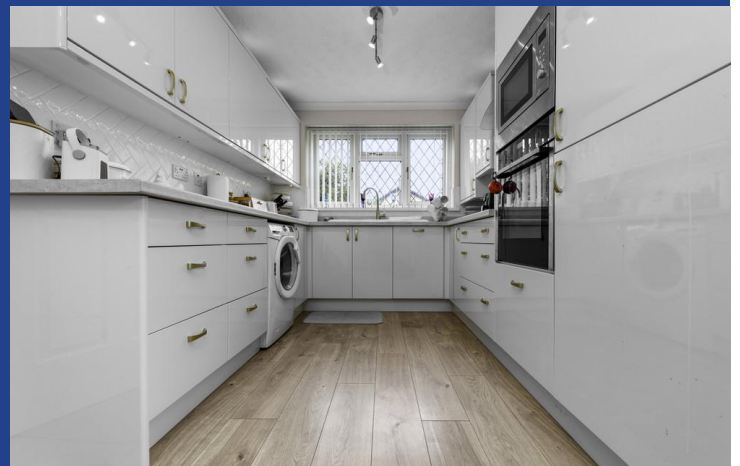
2 Ffordd Dinefwr, Creigiau, Cardiff, CF15 9LQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£549,950



Detached Property



Property Description

**** DETACHED PROPERTY ** FOUR BEDROOMS ** CUL-DE-SAC ** SOUGHT AFTER LOCATION**** A beautifully presented four bedroom detached property in the sought after area of Creigiau. Accommodation briefly comprises; entrance hallway, cloakroom, spacious lounge, kitchen, dining room, conservatory and second sitting room. To the first floor principal bedroom with en-suite, a second double bedroom, good sized third bedroom and fourth bedroom currently being used as a craft room. Well maintained front garden and large rear garden. Driveway and garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1318 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALLWAY

10' 4" x 8' 4" (3.17m x 2.55m)

Entered via a uPVC door with obscured, patterned glass panels, a light, spacious hallway. Painted, wooden banister, under stairs storage cupboard, radiator. Doors leading to all rooms. Stairs leading to first floor.

LOUNGE

15' 8" x 12' 11" (4.8m x 3.95m)

A spacious, family lounge, with feature electric fire, stone hearth with solid wood mantelpiece. Window to rear, french doors looking out to the beautiful, mature rear garden. Two radiators. Sliding doors through to dining room.

KITCHEN

16' 2" x 8' 4" (4.93m x 2.55m)

A modern off white, gloss kitchen with gold handles. Eye and low level cupboards beneath marble effect laminate worktops. White, ceramic one and a half bowl sink with brass mixer tap and drainer, integrated induction hob and extractor hood, integrated microwave oven and integrated single oven, integrated slimline dishwasher, integrated fridge freezer, space for washing machine. Wall tiling. Wall hung, concealed in cupboard has central heating boiler. Modern, vertical radiator, obscured glass uPVC door to side. Window to front.

SITTING ROOM/STUDY

10' 5" x 7' 3" (3.20m x 2.23m)

Window to front, second sitting room/versatile room. Radiator.

DINING ROOM

10' 3" x 8' 4" (3.13m x 2.56m)

A light, spacious dining room with ample space for a table and chairs. Radiator. Archway leading to conservatory.

CONSERVATORY

10' 9" x 8' 4" (3.29m x 2.56m)

A good sized conservatory overlooking the well maintained rear garden. French doors to rear.

CLOAKROOM

3' 8" x 3' 1" (1.14m x 0.95m)

White suite; low level WC, wall hung basin with chrome taps, radiator. Obscured glass window to front.

FIRST FLOOR

LANDING

15' 11" x 6' 0" (4.87m x 1.85m)

A large wrap around landing area. Doors leading to four bedrooms and family bathroom. Large airing cupboard housing hot water cylinder. Loft access to part boarded space with drop down ladder and light. Radiator. Window to side.

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BEDROOM ONE

11' 7" (max) x 10' 0" (3.54m x 3.06m)

Aspect to rear with views, a good sized master bedroom. Built in wardrobes, radiator. Door leading to en-suite.

ENSUITE

5' 11" x 4' 10" (1.82m x 1.49m)

White suite; low level WC, wash hand basin with built in vanity unit and counter top, wall hung mirror with spotlight. Additional wall hung cupboards. Glass shower cubicle with 'MIRA' shower and wall panelling. Tiled flooring. Heated towel rail. Obscured glass window to side.

BEDROOM TWO

10' 0" x 9' 9" (3.06m x 2.99m)

A second double bedroom with built in wardrobes. Radiator. Window overlooking the rear garden.

BEDROOM THREE

13' 1" (max) x 8' 6" (4.00m x 2.6m)

Window to side, a good sized, third bedroom. Radiator. Additional window to front looking onto the pretty front garden.

BEDROOM FOUR

8' 10" x 7' 0" (2.7m x 2.15m)

A fourth bedroom currently being used as a craft room. Built in wardrobe, wall cupboards, dressing table and built-in display cupboard. Radiator. Window to front.

FAMILY BATHROOM

7' 0" x 6' 9" (2.14m x 2.06m)

Bathroom suite with low level WC, pedestal sink with chrome mixer tap, light and shaving point, bath with chrome taps and chrome shower, painted wooden bath panel, radiator. Obscured glass window to front.

OUTSIDE

REAR GARDEN

A mature, well maintained rear, wrap around garden. Large area laid to lawn with ample patio space, additional patio area to side, mature shrubs and plants. Access to both sides. Metal gate to one side and wooden gate to other side leading to garage and driveway.

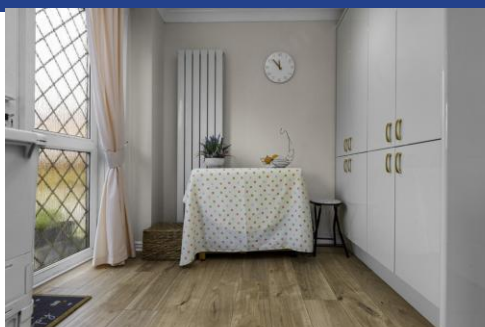
FRONT GARDEN

Private cul-de-sac shared with two other houses. Large lawn and paved area leading to front door. Bordered with timber fence and hedges. Tarmac driveway leading to garage. Outside tap.

GARAGE

Single garage with up and over door. (Wider than standard single door). Power and lighting. Built in shelving units. Ample width/space to store a car and additional room for storage. Roof space for storage.

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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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