

4 Maes Cadwgan, Creigiau, Cardiff, CF15 9TQ



Estate Agents and
Chartered Surveyors

Asking Price Of

£367,950



Detached Property

3

2

3

2

Property Description

****DETACHED PROPERTY**THREE BEDROOMS**DRIVEWAY**SOUGHT AFTER AREA****
Three bedroom detached property in the sought after area of Creigiau. Entered via a porch through to a spacious lounge, second sitting room, kitchen/dining room, utility room and WC. To the first floor; principal bedroom with ensuite, a second double bedroom, family bathroom and third bedroom. Enclosed rear garden. Driveway. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 998 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 has a Tesco Express with a Post Office, a Surgery and Pharmacy, as well as recreational facilities, a public house and Golf Club, it also has an excellent primary school which provides Welsh or English medium education. It is within the catchment area for Radyr Comprehensive School.

ENTRANCE

ENTRANCE PORCH

Entered via a solid wood door with obscured glass panels. Radiator.

LOUNGE

14' 5" x 13' 3" (4.41m x 4.04m)

Window to front, a spacious lounge area with feature beam. Two Radiators. Door to second sitting room. Stairs with wooden spindles leading to landing.

SITTING ROOM

15' 11" x 8' 6" (4.87m x 2.60m)

A second good sized sitting room. Window to front. Radiator.

KITCHEN

13' 9" x 8' 10" (4.21m x 2.70m)

Appointed along three sides, eye and low level cupboards beneath wood effect laminate worktops, composite 1.5 bowl sink with black mixer tap, integrated five ring gas hob and extractor hood, integrated single oven, space for fridge freezer, space for dishwasher. Understairs, pantry/cupboard. Half wall tiling and quality laminate floor. Space for dining table. Painted, wooden, wall panelling. Radiator. Door to utility room.

UTILITY ROOM

8' 7" x 8' 3" (max)(2.63m x 2.52m)

Appointed along two side, worktops and cupboard matching the kitchen. Wall hung 'IDEAL LOGIC' combo boiler. Single bowl stainless steel sink with drainer and chrome mixer tap. Space for washing machine and condenser dryer. Tiled splashbacks. Continuation of laminate flooring from the kitchen. Door opening in to the rear garden. Window to rear. Door to cloakroom.

CLOAKROOM

5' 5" x 2' 9" (1.66m x 0.86m)

White suite; low level WC, corner wall hung wash hand basin with dual chrome taps, radiator. Obscured glass window to side.

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FIRST FLOOR

LANDING

Loft access. Large storage/airing cupboard. Doors leading to three bedrooms and family bathroom.

BEDROOM ONE

12' 5" x 11' 0" (3.79m x 3.36m)

A good sized principal bedroom with build in wardrobes. Radiator. Window to front. Door to ensuite.

ENSUITE

9' 10" x 4' 1" (3.01m x 1.27m)

White suite; low level WC, pedestal wash hand basin with dual, chrome mixer taps, glass shower cubicle with dual headed chrome shower. Tiled splashbacks and half wall tiling. Extractor fan. Radiator. LED mirrored cabinet. Obscured glass window to rear.

BEDROOM TWO

11' 4" x 8' 6" (3.47m x 2.61m)

Window to front, a second double bedroom. Build in wardrobes either mirrored sliding doors. Radiator.

BEDROOM THREE

9' 11" x 6' 9" (3.04m x 2.06m)

Currently being used as an office, a third bedroom. Radiator. Window to rear.

FAMILY BATHROOM

5' 6" x 8' 6" (1.69m x 2.61m)

White suite; low level WC, pedestal wash hand basin with dual chrome taps, bath with chrome taps and handheld shower, Half wall tiling. Radiator. Velux window to rear.

OUTSIDE

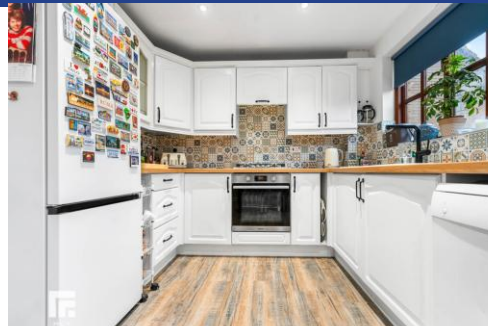
REAR GARDEN

Bordered by a timber fence, an enclosed rear garden. Laid to lawn with paved patio area. Mature trees and shrubs. Two wooden sheds. Outside tap. Timber gate to side for access.

FRONT GARDEN

Laid to lawn with paved pathway leading to front door. Driveway with electric car charger and power supply.

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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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