



3 LLYS DYFODWG
CREIGIAU
CARDIFF CF15 9EW

ASKING PRICE OF

£425,000



DETACHED BUNGALOW



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TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1514 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** THREE BEDROOM DETACHED BUNGALOW ** DOUBLE GARAGE ** NO CHAIN **** A bright and well proportioned three bedroom detached bungalow in the sought after area of Creigiau. Entrance hallway, cloakroom, lounge with archway to dining room, large conservatory and neat fitted kitchen. There is an inner hallway with three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating, double glazing. Paved patio and lawned rear garden. Wide driveway leading to the double garage. No chain. EPC Rating: C

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 HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Window to front. Storage cupboard. Airing cupboard housing the hot water cylinder. Two radiators.

CLOAKROOM

Low level wc and wash hand basin.

LOUNGE

16' 7" x 12' 7" (5.08m x 3.85m)

With windows to front and side, an excellent sized primary reception. Feature fireplace. Two radiators. Archway leading to dining room.

DINING ROOM

11' 0" x 9' 2" (3.36m x 2.81m)

Overlooking the lawned front garden, ample space for large family dining table. Serving hatch to kitchen. Radiator.

CONSERVATORY

15' 6" x 10' 7" (4.73m x 3.24m)

Overlooking the rear garden, an excellent sized conservatory. Door to rear garden. Quality tiled flooring. Radiator.

KITCHEN

13' 6" x 9' 5" (4.12m x 2.89m)

Well appointed along four sides in wood panelled units beneath round nosed worktop surfaces. Inset 2 bowl sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Tiled splash back. Door and window to side. Plumbing for washing machine. Wall mounted 'Worcester' gas central heating boiler. Radiator.

INNER HALLWAY

With access to all bedrooms and bathroom. Access to roof space.

BEDROOM ONE

11' 1" x 10' 7" (excl wardrobes)(3.38m x 3.24m)

3.38 x 3.24 excl wardrobes

Overlooking the lawned rear garden, a good sized primary bedroom. A range of fitted bedroom furniture. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

6' 6" x 4' 9" (2.00m x 1.45m)

White suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome shower above. Full wall tiling. Tiled floor. Obscured glass window to side. Recessed spotlights. Electric shaver point. Chrome heated towel rail.

BEDROOM TWO

11' 0" x 9' 6" (3.37m x 2.91m)

Overlooking the lawned rear garden, a good sized second double bedroom. A range of fitted bedroom furniture. Radiator.



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BEDROOM THREE

10' 3" x 9' 6" (3.14m x 2.90m)

Aspect to side, looking into conservatory. Radiator.

FAMILY BATHROOM

9' 3" x 4' 10" (2.83m x 1.49m)

White suite comprising low level wc, vanity wash hand basin, tiled front bath with shower above. Full wall tiling. Tiled flooring. Obscured glass window to side. Extractor fan. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn. Access to side. Outside tap.

FRONT GARDEN

Area of lawn to front with wide driveway leading to the double garage. Pathway to front door.

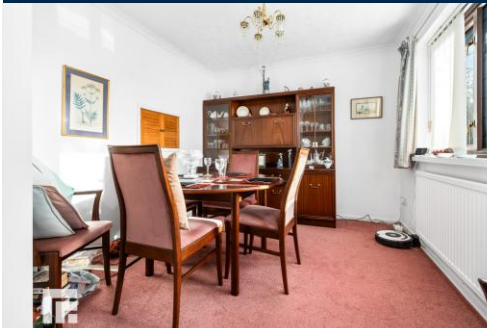
DOUBLE GARAGE

17' 5" x 17' 4" (5.32m x 5.30m)

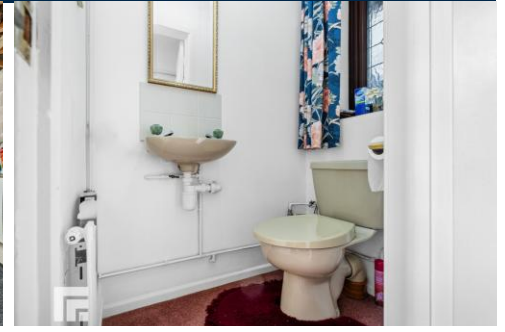
With twin electric roller shutter entrance doors. A range of units and worktops to one side with plumbing for washing machine. Window to rear. Door to side and door to property. Power and lighting.



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GROUND FLOOR
1514 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropac CAD/CAM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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