



Semi-Detached, 2 Bedroom Bungalow, Llys Dewi, Creigiau, Cardiff, CF15 9JY

Semi-Detached Family Home | 2 double Bedrooms | Great Location | Tucked-Away Bungalow
Off Road Parking for two Cars | Viewing Highly Recommended | Excellent School Catchments
Modern Bathroom | Sought After Village Location



Offers in Region of £275,000

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Move2here are pleased to present to the market this Two Double Bedroom SEMI-DETACHED BUNGALOW. The property boasts a good sized private rear garden and parking for two cars in tandem. Located in the incredibly popular village of Creigiau this "tucked away" bungalow in the corner of a quiet cul-de-sac is just waiting for its new owners to enjoy.

The accommodation comprises: Entrance hallway, lounge, kitchen, two double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing, low maintenance gardens to the front and rear. VIEWING HIGHLY RECOMMENDED.

The village of Creigiau is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook. Amenities include a local shop, pharmacist, public house, church hall, doctors surgery and a local small primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including football, archery, tennis and cricket. Riders and walkers also have a network of bridle paths and footpaths on the doorstep. For the commuter, Creigiau is only minutes from the M4 junction 32 & 34.

The Accommodation comprises

Entrance hallway

Entered via UPVC front door with double glazed inserts. Access to loft space. the hall , kitchen and second bedroom has Kardean Luxury Vinyl Flooring. Loft access to part boarded loft, home to the combined boiler.

Lounge/Diner - 10'10" x 16'9" (3.30m x 5.10m)

A spacious lounge with uPVC double glazed windows overlooking the front garden streaming light into this light and modern space. An ideal room to relax in the evening in front of the TV, with television aerial point, radiator. This spacious room has ample space for both the lounge and dining room, providing versatility for the new owners. Carpet flooring.

Kitchen Kitchen/Breakfast room - 8'10" x 10'10" (2.70m x 3.30m)

Fitted kitchen boasting a selection of wooden cream painted base and wall units with complementary oak work surfaces over, composite one and half bowl sink unit and drainer with mixer tap over. Four ring induction hob with wall mounted extractor fan over and fan assisted electric oven. Space for washing machine, dishwasher and space for a free standing fridge freezer. There is space for a breakfast bar within the kitchen, providing the perfect spot for dining. Kardean luxury vinyl flooring, textured ceiling, Upvc double glazed window enjoying front garden views.

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Bedroom One - 10'10" x 11'2" (3.30m x 3.40m)

An attractive spacious Master double bedroom, with space for wardrobes and all your storage needs. Window overlooking the rear gardens and central heating radiator. This bedroom oozes comfort and provides the ideal environment to relax and provide the perfect nights sleep. Carpet flooring.

Bedroom Two - 8'10" x 7'10" (2.70m x 2.40m)

Another double bedroom. French doors overlooking the rear garden. Central heating radiator. With Kardean luxury vinyl flooring is an ideal guest/childs bedroom or a further reception room.

Family Bathroom - 5'7" x 6'7" (1.70m x 2.00m)

Comprising modern white suite with a walk-in electric shower, low level WC and integrated wash hand basin. Obscure double glazed window to side, modern central heating radiator, tiled throughout and bathroom cabinet.

Outside

Front. A good size front garden which is laid with lawn with mature trees and shrubs. To the front and side is a tarmac driveway providing excellent off road parking for two cars in tandem and access to the side of the property. Parking for two cars in tandem is located directly outside.

Rear Garden. To the rear there is a good size private garden laid predominately with lawn and a patio directly outside the master bedroom and Lounge/diner with fencing and fenced boundaries, plus well established trees to the rear providing privacy. The low maintenance garden is ideal for some alfresco dining and summer bbq parties.

SCHOOL CATCHMENT

Primary Schools - Creigiau Primary (English & Welsh)

Secondary Schools - Radyr Comprehensive (English)

Ysgol Plasmawr (Welsh)

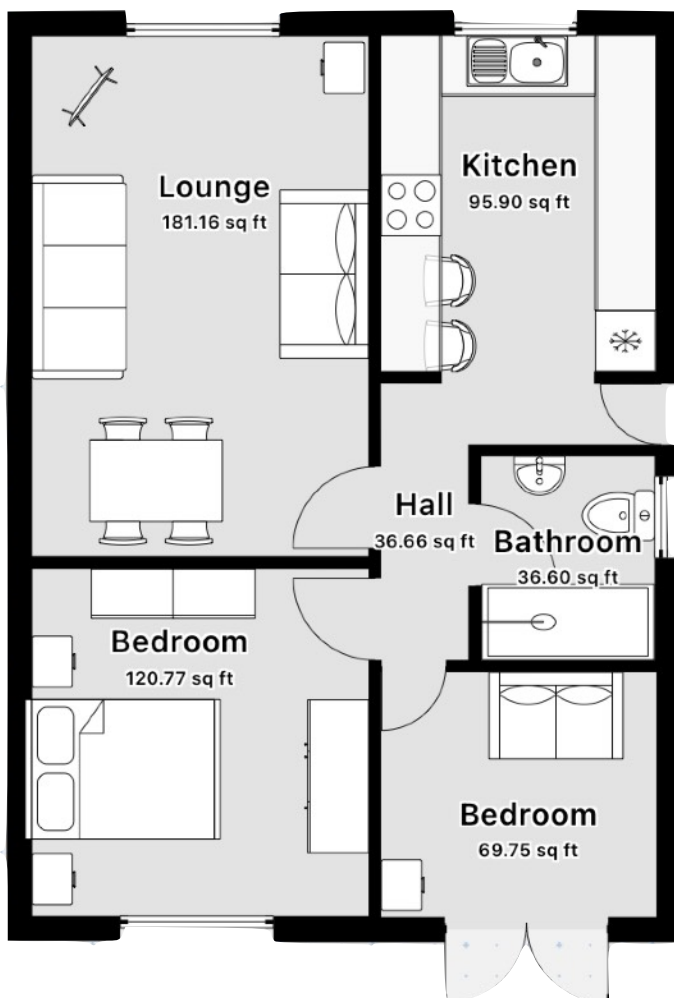
Tenure - FREEHOLD

Council Tax - Band D

Energy Performance Certificate: Awaiting new Certification

VIEWING - Strictly by appointment with the agents.

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Floorplan

Total area - 581sqft (54 m2)

Kitchen/Breakfast room

8'10" x 10'10"

(2.70m x 3.30m)

Lounge

10'10" x 16'9"

(3.30m x 5.10m)

Bedroom One

10'10" x 11'2"

(3.30m x 3.40m)

Bedroom Two

8'10" x 7'10"

(2.70m x 2.40m)

Bathroom

5'7" x 6'7"

(1.70m x 2.00m)

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