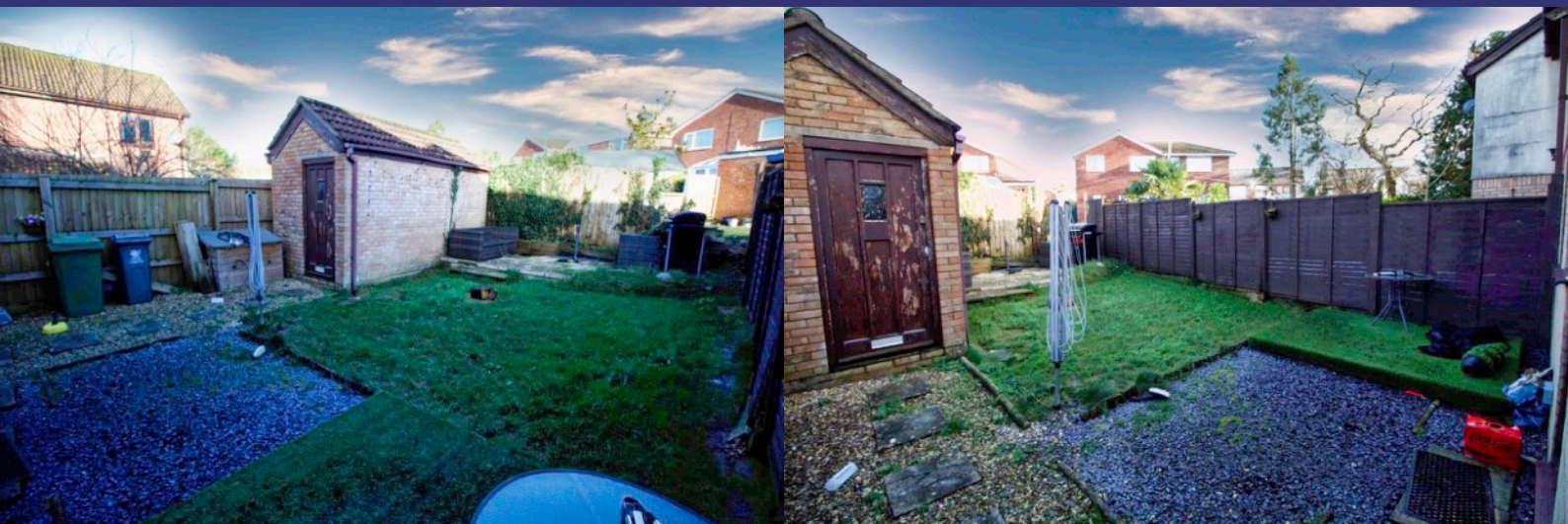




TO LET

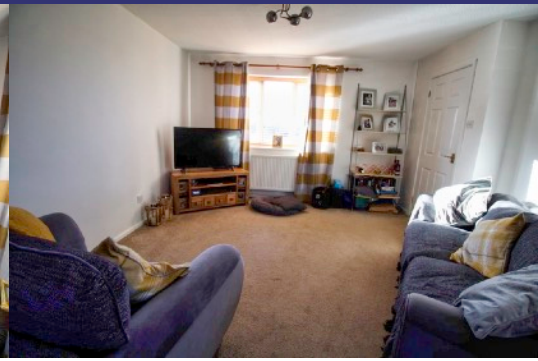
Llys Tudful, Creigiau, Cardiff, CF15 9JZ

3 Bedrooms | 1 Reception Room | Rear Garden | Great Location
Viewing Recommended | Ideal Family Home | Quiet Cul-de-Sac | Great school Catchment
IMMACULATELY PRESENTED | Available 17th April



£1,300 per Calendar Month - Unfurnished

Llys Tudful, Creigiau, Cardiff, CF15 9JZ



An UNFURNISHED home located in the popular sought after village of Creigiau. Move2here are pleased to market, this IMMACULATELY PRESENTED three bedroom terraced property located in the popular semi-rural village of Creigiau. Situated in a peaceful cul de sac within walking distance of Creigiau's sought after primary schools and village centre, this three bedroom terraced property will make an ideal family home.

The accommodation comprises, entrance hall, lounge open plan to dining room, open to a well appointed kitchen with space for appliances. The property also benefits from double glazed windows, with front and rear gardens.

This light and airy property is an ideal family home, so if you are looking for the perfect village and perfect home to start a family, you won't find better than this.

Creigiau is a lovely village with a group of local shops which includes a village store, post office, doctors, pharmacy, public house and village hall. There are a wide range of local organisations and sporting activities including rugby, football, bowls, tennis and cricket nearby.

This house MUST BE VIEWED and is ready for a new family. The property has excellent road links to both the M4 corridor and A470.

The property is located with the catchment area of two well regarded secondary schools, namely Radyr Comprehensive (English medium) and Ysgol Plasmawr (Welsh medium).

The Accommodation comprises

Entrance Hallway

Entered via wooden glazed door. With carpet staircase rising to the first floor. Wall radiator. Door to living room.

Living Room 12' 9" x 12' 5" (3.90 x 3.80m)

A generously proportioned reception room with through access to dining area and to kitchen. This room offers the ideal environment for all the family to relax and enjoy. Complete with telephone and TV points, a radiator and wood laminate flooring. Leading through archway to

Llys Tudful, Creigiau, Cardiff, CF15 9JZ



Dining Area 8' 10" x 7' 10" (2.70 x 2.40m)

With rear aspect this room is ideal for those special family occasions with wood laminate flooring and uPVC double glazed windows overlooking the rear garden.

Kitchen 8' 10" x 7' 9" (2.70 x 2.38m)

With rear aspect uPVC windows overlooking the garden and side aspect, this well appointed kitchen has plenty of natural daylight. Fitted with a range of base and eye level units with ample work surface area incorporating a stainless steel bowl and drainer sink unit with tap over. Inset four ring gas hob with integrated oven and grill. Plumbed for a dishwasher and washer/dryer, plus room for a freestanding fridge/freezer. The kitchen provides the ideal environment to prepare food for those everyday family meals.



First Floor Landing

A spacious and light open landing area with cream carpet providing access to all 3 bedrooms & family bathroom, airing cupboard and access to the loft where the combo boiler is located.



Master Bedroom 11'10 x 9' 4" (3.61x 2.84m)

Fitted with built-in three door wardrobes, this spacious master bedroom offers ample storage, currently used as a twin bed room. With radiator and front aspect uPVC window.

Bedroom Two 9' 3"x 9' 3" (2.84 x 2.83m)

This larger than average rear aspect room offers ample space for double bed.



Bedroom Three 6' 8"x 6' 6" (2.05 x 2.00m)

This front aspect bedroom is an ideal child's bedroom.

Family Bathroom 6' 9"x6' 2" (2.07 x 1.90m)

A white bathroom suite with shower over the bath, complete with low level toilet and sink and rear aspect obscured uPVC double glazed window to the rear.



Outside

Front - Pathway through lawned area from the road to the front entrance.

Rear Garden - The uPVC glazed door from the kitchen, lead to the rear garden. The whole garden is decked and stretches across the house providing the ideal location for a for some 'al fresco dining' and those summer barbecues.

SCHOOL CATCHMENT

Primary - Creigiau Primary

Secondary - Radyr Comprehensive -

Ysgol Gyfun Gymraeg Plasmawr



Llys Tudful, Creigiau, Cardiff, CF15 9JZ



Council Tax Band: D
 Energy Performance Certificate: D
 Membership Numbers
 Rent Smart Wales Property registration number #RN-53072-66747
 Rent Smart Wales Landlord registration number #LR-80044-61493
 Client Money Protection CMP008972
 Agent Property Ombudsman T02263
 No indoor smokers or large pets (small parts considered - additional bond required) in this property.

Floorplan



Room Dimensions 67 Sq metres 721 Sq Foot

Ground Floor

Lounge	12' 9" x 12' 5"	3.90 x 3.80 m
Dining Area	8' 10" x 7' 10"	2.70 x 2.40 m
Kitchen	8' 10" x 7' 9"	2.70 x 2.38 m

First Floor

Master Bedroom	11' 10" x 9' 4"	3.61 x 2.84 m
Bedroom Two	9' 3" x 9' 3"	2.84 x 2.83 m
Bedroom Three	6' 8" x 6' 6"	2.05 x 2.00 m
Family Bathroom	6' 9" x 6' 2"	2.07 x 1.90 m

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In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortars are subject to status and valuation. Remember any lender will require a charge on the property.