



1 Llys Dewi, Creigiau

£299,950 Freehold

A well positioned , three bedroom semi-detached property in the sought after area of Creigiau. Offers no chain. Entrance hallway, open plan lounge and kitchen/dining room, conservatory. To the first floor are three bedrooms and a family bathroom. Westerly facing rear garden, garage, and driveway. EPC Rating: TBC

Council Tax band: D

Tenure: Freehold

Entrance Hallway

Approached via panelled composite door with obscured glass window to upper half leading to entrance hallway. Window to side. Stairs to first floor. Radiator.

Lounge

12' 9" x 12' 7" (3.88m x 3.84m)

A spacious lounge overlooking the front entrance approach. Built in storage underneath staircase. Leading to open-plan kitchen/diner. Radiator.

Kitchen/Diner

16' 0" x 8' 4" (4.87m x 2.55m)

A range of base and eye level units appointed along two sides with separate freestanding island. Inset stainless steel sink with side drainer and chrome mixer tap. Integrated gas hob with low level oven below laminate worktops, cooker hood above. Plumbing for washing machine. Tiled walls. Window to rear. Separate dining area, opening to lounge.

Conservatory

11' 6" x 10' 8" (3.51m x 3.25m)

Glass windows to all sides. Glass roof. Tiled flooring. Double French doors to rear garden. Radiator.

First Floor Landing

approached via quarter turning staircase to central landing area. Doors to all rooms. Cupboard housing combi boiler. Window to side. Loft access.

Bedroom One

11' 10" x 9' 2" (3.61m x 2.79m)

A good sized primary bedroom overlooking the front entrance approach. Radiator.

Bedroom Two

8' 11" x 9' 5" (2.72m x 2.86m)

Another double bedroom overlooking the rear. Radiator.

Bedroom Three

6' 7" x 7' 8" (2.00m x 2.33m)

Overlooking the front entrance approach. Radiator.

Family Bathroom

6' 9" x 6' 3" (2.05m x 1.91m)

A white suite comprising of low level wc, pedestal wash hand basin. Panelled bath with shower head above, chrome taps. Fully tiled walls. Extractor fan. Obscured glass window to rear. Radiator.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Low maintenance rear garden, mostly paved patio. An area of gravel with separate area of stone chippings.

FRONT GARDEN

An area of lawn to right hand side with built in shrubbery. Concrete path with timber handrail leading to front entrance. Storage cupboard.

DRIVEWAY

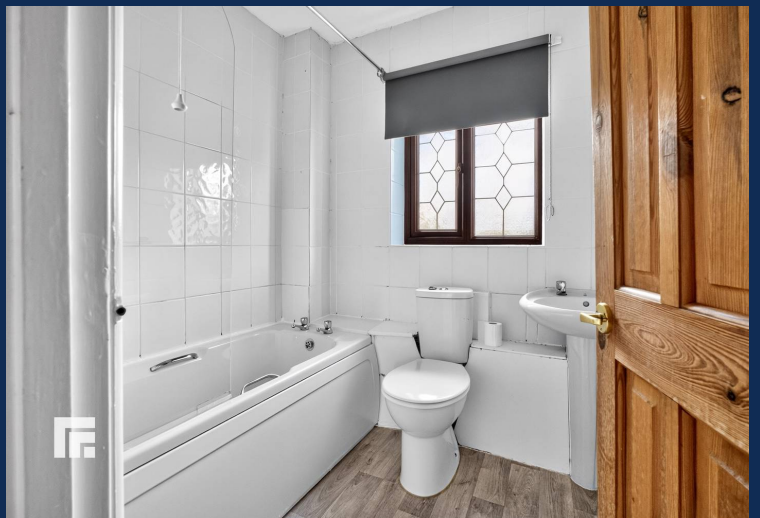
1 Parking Space

Concrete driveway leading to garage.

GARAGE

Single Garage

2.50 x 5.90 Single Garage with up and over door. Power and lighting.



RADYR 029 2084 2124

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