

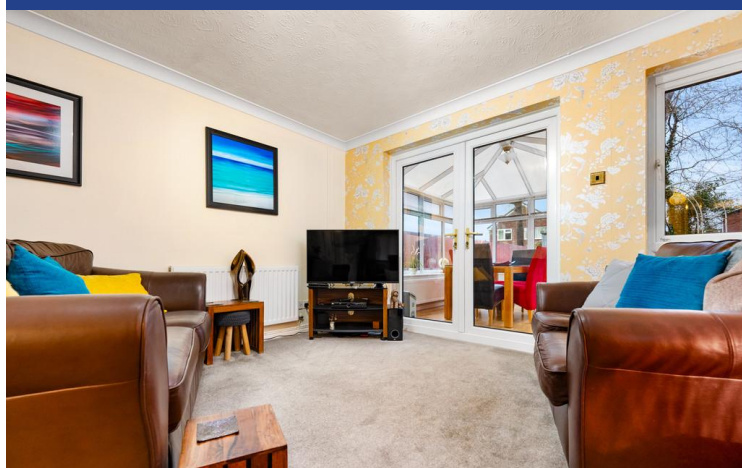
8 Maes-y-nant, Creigiau, Cardiff, CF15 9EJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£349,950



Detached Property



Property Description

**** THREE DOUBLE BEDROOM DETACHED FAMILY HOME **** A beautifully presented three double bedroom detached family home in the sought after village of Creigiau. Entrance hall with storage, modern fitted kitchen, spacious lounge with archway to sitting/dining room, conservatory and utility room. To the first floor are three bedrooms all with built in wardrobes and a family bathroom. Gas central heating, double glazed windows. Low maintenance, level rear garden. Lawn and keyblock driveway to front. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 978 sq ft

Viewing Arrangements
Strictly by appointment

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 composite entrance door leading to the inner hallway. Storage cupboard. Tiled flooring. Doors to kitchen and lounge. Vertical radiator with central inset full height mirror.

KITCHEN

9' 0" x 8' 0" (2.75m x 2.45m)
Modern fitted kitchen well appointed along three sides in high gloss handle less fronts beneath granite worktop surface. Inset 1.5 bowl with worktop side drainer. Inset four ring gas hob with cooker hood above and electric fan oven below. Matching range of eye level wall cupboards. Space for fridge/freezer. Concealed 'Vaillant' combi gas central heating boiler. Tiled flooring. Integrated freezer. Window to front.

LOUNGE

16' 2" x 12' 7" (4.94m x 3.84m)
An excellent sized principal reception. Double opening french doors to conservatory. Window to rear. Staircase to first floor.

Archway to sitting/dining room. Two radiators.

CONSERVATORY

10' 6" x 8' 0" (3.21m x 2.44m)
Overlooking the delightful rear garden, a good sized conservatory. French doors to rear garden. Laminate flooring. Radiator.

SITTING/DINING ROOM

12' 2" x 8' 0" (3.73m x 2.44m)
Overlooking the front driveway and entrance approach. Quality laminate flooring. Radiator. Door to utility room.

UTILITY ROOM

Plumbing for washing machine. Space for tumble dryer. Worktop to one side. Eye level wall cupboards. Tiled splashback. Tiled flooring. UPVC double glazed door to rear garden. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the first floor landing. Access to part boarded roof space. Airing cupboard with radiator.

BEDROOM ONE

12' 10" x 9' 4" (3.92m x 2.85m)
An excellent sized principal bedroom

overlooking the rear. Built in double wardrobe. Radiator.

BEDROOM TWO

9' 9" x 9' 0" (2.98m x 2.76m)
Aspect to rear. A second double bedroom. Built in double wardrobe. Radiator.

BEDROOM THREE

12' 0" x 8' 0" (3.68m x 2.45m)
Overlooking the quiet close, a third double bedroom. Built in wardrobe. Radiator.

FAMILY BATHROOM

6' 1" x 6' 0" (1.86m x 1.84m)
White suite comprising low level wc, vanity wash basin and p-shaped bath with shower above. Full wall tiling. Obscured glass window to front. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A large, level and low maintenance rear garden comprising paved patio, slate chippings and decked relaxation area. Access to side with timber gate. Timber storage shed. Outside tap.

FRONT GARDEN

Lawned front garden and keyblock driveway.

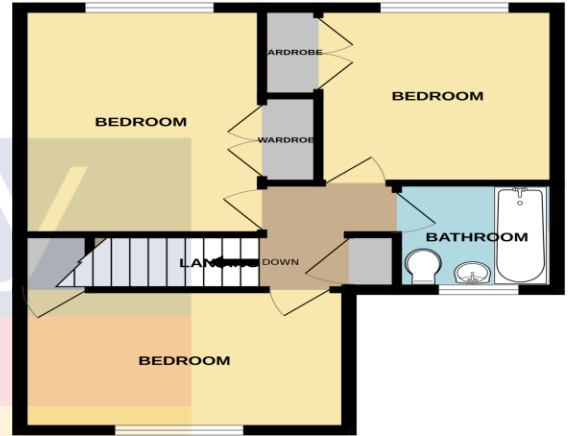
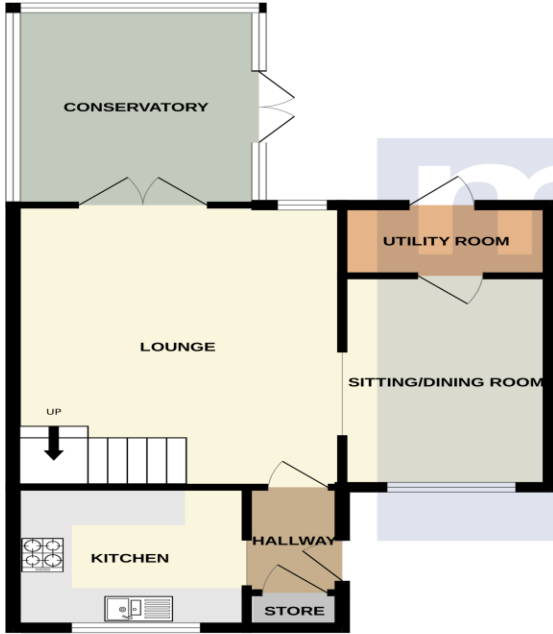
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GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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