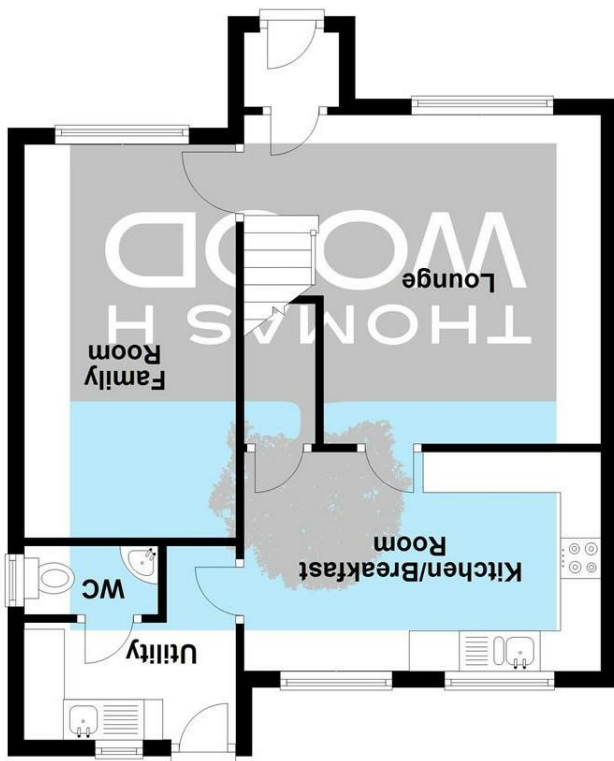
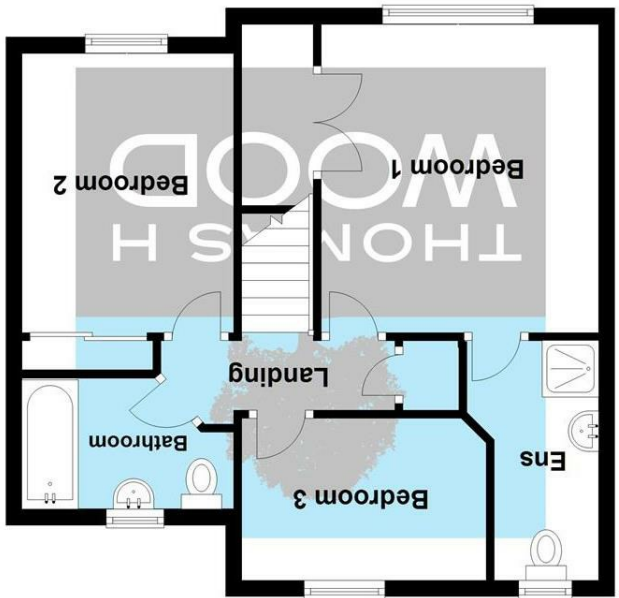


Total area: approx. 1044.5 sq. feet



Ground Floor
Approx. 555.1 sq. feet



First Floor
Approx. 489.4 sq. feet

Energy Efficiency Rating

Very energy efficient - lower running costs	A	(81-91)
	B	(69-80)
	C	(55-68)
	D	(39-54)
	E	(21-38)
	F	(1-20)
Not energy efficient - higher running costs	G	

EU Directive 2002/91/EC
England & Wales



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4 Maes Cadwgan,
Creigiau, Cardiff
CF15 9TQ

Asking Price £375,000
House - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1044.50 sq ft

Current EPC Rating - null

Potential EPC Rating - null

A wonderful opportunity to purchase this beautifully presented, 3 bedroom detached property, ideally located in Maes Cadgwyn in Creigiau. The current owners have transformed the property into a beautiful family home with recent improvements to include, a new combination boiler, electrical consumer unit and tasteful decoration throughout. Within walking distance of the highly regarded primary school, Tesco Express and the Creigiau Inn public house and restaurant. Furthermore, countryside walks are on your doorstep, easy access to the M4 and within catchment for Radyr and Glantaf Comprehensives. Viewings of this delightful home are highly recommended.

ENTRANCE

Entrance via enclosed porch leading to living room. Space for shoes and coats. Renewed electrical consumer unit.

LOUNGE

4.06m x 4.42m (13'3" x 14'6")

With carpeted floors, painted walls, smooth ceiling decorative wooden beam, wall lights, double glazed window to front aspect, radiator panel, stairs to 1st floor and door to kitchen.

FAMILY ROOM

4.06m x 2.63m (13'3" x 8'7")

Carpeted floors, painted walls, smooth ceiling, double glazed window to front aspect, radiator panel

KITCHEN/BREAKFAST ROOM

2.71m x 4.43m (8'10" x 14'6")

A range of wall and base units with contrasting worktops over and tiled splash back. LVT flooring, panelled and painted walls and smooth ceiling with spotlights. Four ring gas hob, electric double oven, space for fridge freezer and dishwasher. 1 1/2 bowl sink with chrome tap, double glazed windows to rear, space for dining table, doors to utility room and door to under stairs cupboard.

UTILITY ROOM

1.41m x 2.63m (4'7" x 8'7")

Valuable space with painted walls, smooth ceiling, space and plumbing for washing machine, and tumble dryer, stainless steel one bowl sink with chrome tap and new Ideal Logic combination boiler. Double glazed window and door to rear garden. Door to;

W.C.

0.88m x 1.67m (2'10" x 5'5")

Painted walls, smooth ceiling, low-level WC, corner wash hand basin with tiled splash back and radiator panel.

BEDROOM ONE

3.80m x 3.37m (12'5" x 11'0")

Overlooking the front aspect of the property with painted walls, smooth ceiling, carpeted floors, double walk in wardrobe, radiator panel door to;

EN-SUITE

3.00m x 1.29m (9'10" x 4'2")

Light oak LVT flooring, half tiled walls, smooth ceiling, low-level WC, pedestal wash hand basin, shower enclosure with chrome mixer shower, radiator panel and double glazed window to rear.

BEDROOM TWO

2.00m x 2.63m (6'6" x 8'7")

Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, built-in mirrored wardrobes, radiator panel and double glazed window to front.

BEDROOM THREE

2.09m x 3.05m (6'10" x 10'0")

Good size third bedroom, with carpeted floors, painted walls, smooth ceiling, radiator panel and double glazed window to rear.

BATHROOM

1.69m x 2.61m (5'6" x 8'6")

Three-piece family bathroom with light oak LVT flooring, low-level WC, pedestal wash hand basin, bath with chrome taps and handheld shower, half tiled walls, radiator panel, Vellux window to rear.

OUTSIDE

FRONT

Driveway with parking for one car, laid lawn, hedgerow and gate to rear garden.

REAR A generous and private rear garden with patio area leading to laid lawn. Mature shrubs, trees and plants give the garden privacy. Timber perimeter fencing, large shed to rear, small shed to side and gate through to front of the property.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

BAND F



