

18 Llys Dewi,  
Creigiau, Cardiff  
CF15 9JY

Asking Price £215,000  
House - End Terrace  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 584.30 sq ft**

**Current EPC Rating - C73**

**Potential EPC Rating - B89**

A wonderful opportunity to purchase this beautifully presented, two double bedroom end of terrace property situated in the popular, semi-rural village of Creigiau in Cardiff. Set on a quiet cul de sac this immaculate property would make an ideal first time buyers' home or great investment opportunity. The property benefits from a new kitchen and bathroom, modern decoration throughout and Ideal Logic combination boiler. Full house alarm system installed. Two allocated parking spaces. With picturesque walks on your doorstep and local amenities that include, Tesco Express, Post Office, Cregiau Inn public house, golf club, a highly regarded primary school. Furthermore, the property benefits from a generous rear garden and is also in the catchment area for Radyr Comprehensive School and Glantaf Welsh language Comprehensive school. Viewings are highly recommended.

#### **ENTRANCE**

Entered via paved steps leading to front door. Mature shrubs to side and gravel garden.

#### **HALLWAY**

Entered via uPVC obscure double glazed door. Stairs rising to first floor. Carpet. Radiator panel.

#### **LOUNGE/DINER**

3.96m x 4.62m (12'11" x 15'1")

A good size room with lots of natural light. With painted walls, textured ceiling with coving, carpet. UPVC double glazed window overlooking the quiet front aspect. Radiator. Understairs storage cupboard. Archway to kitchen.

#### **KITCHEN**

3.96m x 2.22m (12'11" x 7'3")

A renewed kitchen with a range of base units incorporating one and half bowl stainless steel sink unit with drainer and mixer tap. Electric hob and oven, space for fridge/freezer and washing machine. Useful storage cupboard. Radiator. UPVC window overlooking the garden, UPVC door to garden.

#### **FIRST FLOOR**

#### **LANDING**

Access to loft space with pull down ladder. Airing cupboard with Logic combination boiler and shelving. Doors to two bedrooms and bathroom.

#### **BEDROOM ONE**

3.97m x 3.25m (13'0" x 10'7")

Painted walls, textured ceiling with coving, carpet, uPVC double glazed window to front. Radiator with TRV. Space wardrobes.

#### **BEDROOM TWO**

1.96m x 3.64m (6'5" x 11'11")

An excellent second bedroom with painted walls, textured ceiling with coving and carpet, uPVC double glazed window to rear. Radiator with TRV.

#### **BATHROOM**

1.87m x 1.85m (6'1" x 6'0")

A renewed three piece bathroom with enclosed WC, vanity wash hand basin and chrome mixer tap. Panelled bath with chrome mixer shower over. Radiator. Tiled walls and tile effect lino floor.

#### **OUTSIDE**

A generous rear garden, with paved patio area and renewed timber perimeter fencing. Gate to front. Two allocated parking space.

#### **TENURE**

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

#### **COUNCIL TAX**

Band C

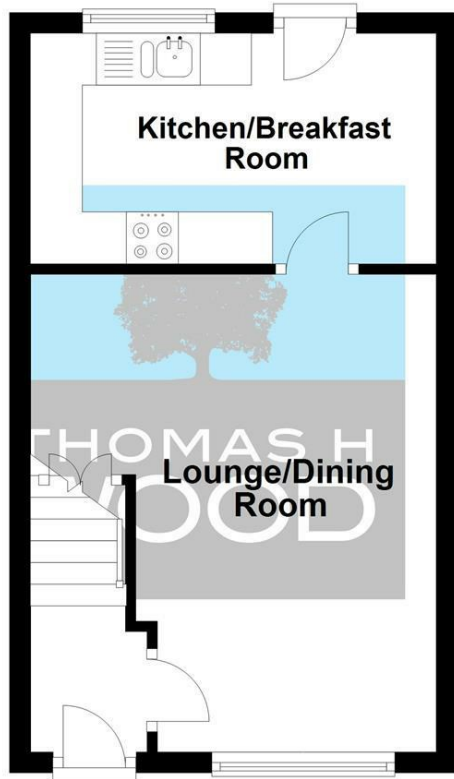






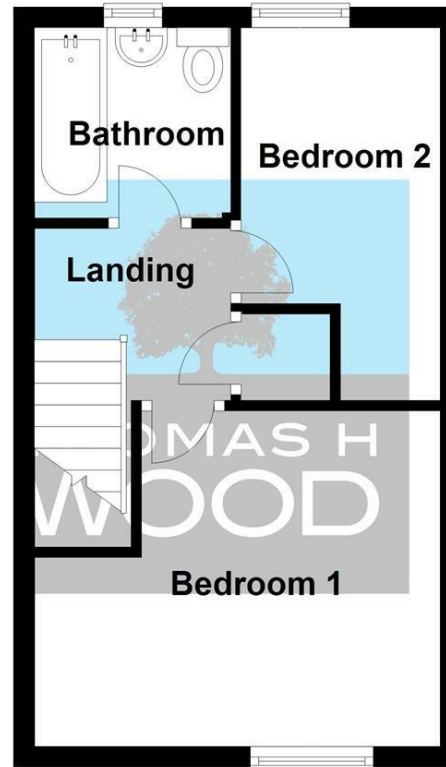
### Ground Floor

Approx. 291.2 sq. feet



### First Floor

Approx. 293.1 sq. feet



Total area: approx. 584.3 sq. feet



CONTACT

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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         | 89        |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         | 73      |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |