

Ffordd Dinefwr

CREIGIAU, CARDIFF, CF15 9JQ

£215,000

**Hern &
Crabtree**



Ffordd Dinefwr

No Chain. An ideal investment or first time buy. A two bedroom mid-terrace house perfectly positioned in the popular village of Creigiau.

The property briefly comprises: Entrance, Lounge/Diner and Fitted Kitchen to the ground floor. To the first floor are Two Bedrooms and a Bathroom suite. The property further benefits from a good size rear garden as well as having allocated parking.

Ffordd Dinefwr 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. Internal viewings are highly recommended!



505.00 sq ft

Entrance

Entered via a double glazed composite door into the hallway.

Hallway

Leads to the Living room.

Living Room

12'2" x 13'8"

Double glazed French doors to the rear. Radiator. Laminate flooring. Stairs to the first floor. Door to the kitchen.

Kitchen

8'11" x 6'11"

Double glazed window to the front. The kitchen is fitted with wall and base units with laminate worktops. Stainless steel sink and drainer. Space and plumbing for a washing machine. Space for a gas cooker. Combi boiler. Radiator.

FIRST FLOOR

Stairs from the living room.

Landing

Loft access hatch. Storage cupboard. Laminate flooring.

Bedroom One

8'10" x 11'1"

Double glazed windows to the front. Radiator. Laminate flooring.

Bedroom Two

9'6" x 5'4"

Double glazed window to the front. Radiator. Laminate flooring.

Bathroom

6'5" x 6'1"

Obscure double glazed window to the front. Bath with shower plumbed over and tiled splashbacks. W/c and wash hand basin. Radiator. Laminate flooring.

OUTSIDE

Front

Lawn area. Porch.

Rear Garden

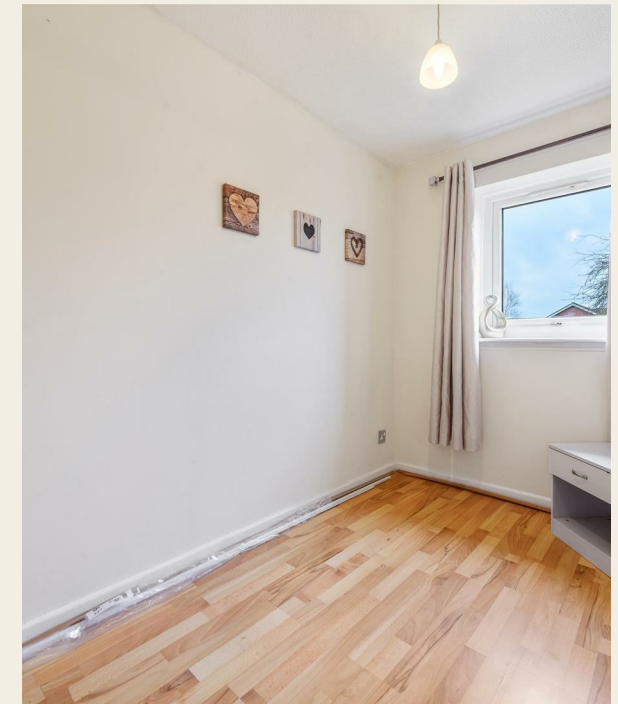
Enclosed garden with paved patio sitting area. Lawn area. Wooden fencing. Timber shed. Cold water tap. Gate leading out to a green park land with seating and pond.

Tenure and Additional Information

We have been advised by the vendor that the property is Freehold. Epc - D. Council Tax - C

Disclaimer

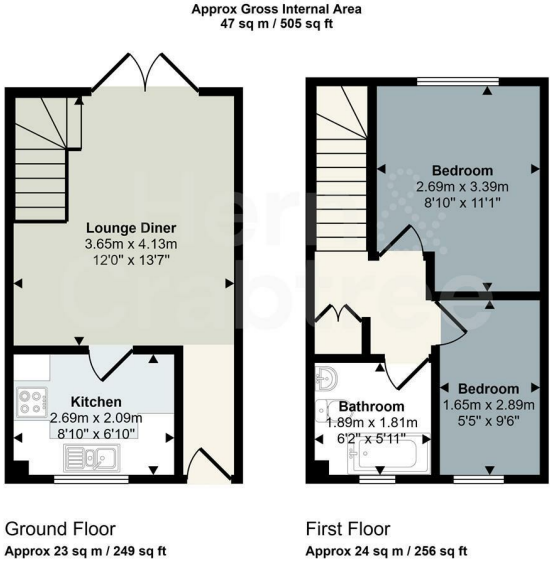
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Good old-fashioned service with a modern way of thinking.



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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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