

# Woodland Crescent

CREIGIAU, CARDIFF, CF15 9SF

GUIDE PRICE £135,000

**Hern &  
Crabtree**



# Woodland Crescent

No chain. Situated on this peaceful residential street of Woodland Crescent in Creigiau, this one-bedroom end-terraced home offers a fantastic opportunity for first-time buyers or investors. The home is in need of some modernisation, providing a great chance for the next owner to add their own personal touch and unlock its full potential.

Accessed via a pedestrian path from the adjacent car park, the property benefits from one allocated parking space.

You enter through an initial hall space where you have access to the ground floor rooms. In on the left is the kitchen. To the rear is good size lounge/diner, with a door out to the rear garden and a stair case leading up to the first floor. On the first floor of the property is a double bedroom and a shower room. The rear garden is fully enclosed with a lawn and patio area for outdoor seating and entertaining.

Woodland Crescent is located 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.



# 474.00 sq ft

## Entrance

Entered via a composite front door into a hallway, dado rail, tiled floor.

## Kitchen

Double glazed window to the front, wall and base units with worktop over, ceramic sink and drainer, space for appliances, space for a gas cooker, tiled floor.

## Living Room

Double glazed window to the rear and door to the rear garden, radiator, coved ceiling, dado rail, stairs to the first floor, wood laminate flooring.

## First Floor Landing

Stairs from the living room, radiator.

## Bedroom

Double glazed window to the rear, coved ceiling, loft access, cupboard housing the hot water cylinder.

## Storage Cupboard

With restricted head height, storage cupboard.

## Bathroom

Double glazed skylight to the front, shower with seat, w.c and wash hand basin, fan heater, tiled walls,

## Garden

Enclosed by timber fencing, paved area, lawn, garden shed, cold water tap, gate to the side.

## Front

Storage shed, paved footpath.

## Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is C.

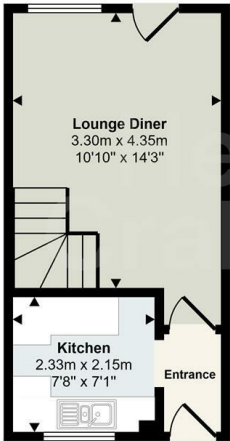
## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

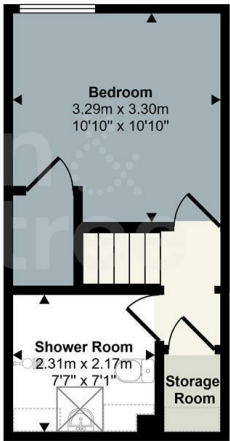


Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area  
44 sq m / 474 sq ft



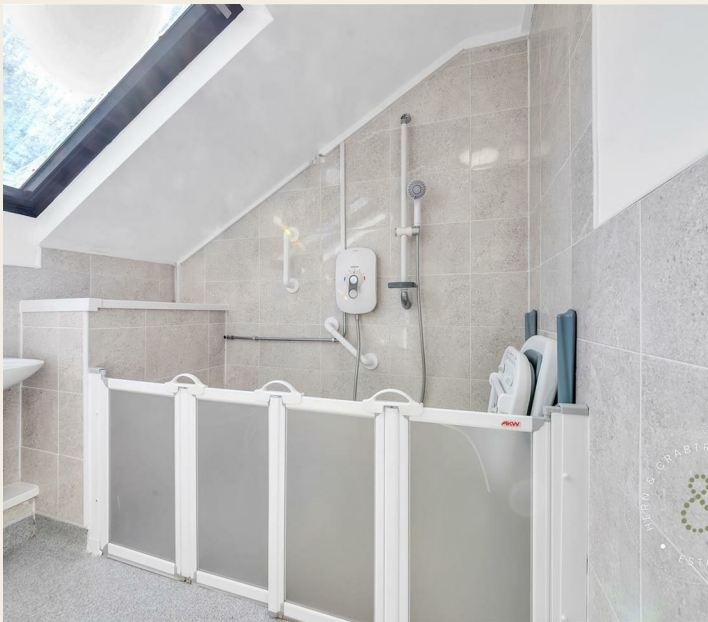
Ground Floor  
Approx 22 sq m / 237 sq ft



First Floor  
Approx 22 sq m / 237 sq ft

Denotes head height below 1.5m

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>43</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

