

9 Castle Close, Creigiau, Cardiff, CF15 9NJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£355,000



End Of Terrace Property

4

1

1

2

Property Description

**** SPACIOUS THREE/FOUR BEDROOM END TERRACED FAMILY HOME ** LARGE REAR GARDEN **** A well presented, spacious and versatile three/four bedroom end terrace family home in the sought village of Creigiau, within a short distance of local amenities and superb country walks. Entrance hallway, lounge with patio doors to the large conservatory, a versatile fourth bedroom or sitting room and a modern 'Howdens' fitted kitchen with quartz worktop surfaces. To the first floor are three good sized bedrooms and a family bathroom. Large rear garden with brick built storage and utility rooms. Enclosed lawned front garden. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 1272 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 uPVC entrance door leading to the hallway. Staircase to first floor. Window to front. Tiled flooring and radiator.

SITTING ROOM/BEDROOM FOUR

11' 6" x 9' 6" (3.51m x 2.91m)
A versatile room currently used as a double bedroom. Window to front. Radiator.

LOUNGE

14' 11" x 10' 11" (4.56m x 3.34m)
A good sized principal reception with window to front and under stairs storage cupboard. Feature coal effect living flame gas fire with cast iron and tiled inset, granite hearth and wooden surround. Laminate flooring. Patio doors to conservatory. Radiator.

CONSERVATORY

17' 10" x 9' 5" (5.44m x 2.88m)
Overlooking the delightful rear garden, a large conservatory with french doors to the rear garden. Quality laminate flooring and two radiators.

KITCHEN

11' 0" x 7' 4" (3.37m x 2.26m)
Well appointed along three sides in light grey woodgrain shaker style units beneath quartz worktop surface. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring 'AEG' induction hob with concealed cooker hood above. Integrated 'Bosch' double oven and grill. Plumbing for washing machine. Integrated slim line dishwasher. Integrated low level fridge. Matching range of eye level wall cupboards. Door to side. Window to rear. Tiled flooring and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase leading to the central landing area. Window to front. Access to roof space. Airing cupboard housing hot water cylinder and shelving.

BEDROOM ONE

12' 9" x 9' 1" (excl entrance) (3.91m x 2.78m)
Overlooking the lawned front garden, a good size principal reception. Original exposed floor boarding. Radiator.

BEDROOM TWO

10' 8" x 10' 1" (3.26m x 3.09m)
Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

8' 5" x 7' 11" (2.59m x 2.43m)
Aspect to rear, a good size third bedroom. Radiator.

FAMILY BATHROOM

7' 5" x 5' 4" (2.27m x 1.65m)
Quality family bathroom with white suite comprising low level wc, vanity wash hand basin with storage below, p-shaped bath with chrome shower above. Full wall tiling. Obscured windows to rear. Radiator with towel warming rail.

OUTSIDE

REAR GARDEN

An attractive westerly facing rear garden of excellent proportions offering an area of lawn with paved pathway leading to a large paved patio relaxation area. Rear double gates opening to a bridge over the rear stream. A variety of inset shrubs, plants and conifers throughout the garden. Brick built storage shed with power and lighting attached to the potting shed/greenhouse. Outside tap. Additional brick built storage/utility with power and lighting. Timber gate to side leading to front.

FRONT GARDEN

A delightful enclosed front garden with hedgerow and timber low level entrance gate leading to the paved pathway to front door. Timber gate to side leading to rear garden.

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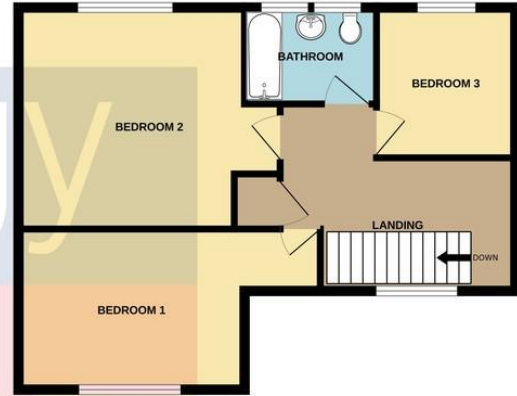


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GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.

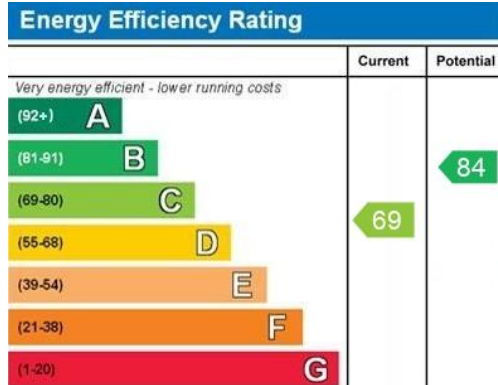


1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 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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Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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