

13 Llys Caradog, Creigiau

£250,000

TWO BEDROOM END TERRACE LARGE PLOT ** A bright and well presented two bedroom end terrace family home located on a good sized plot. Entrance hall, lounge, modern kitchen and breakfast room with door to the rear garden. To the first floor are two bedrooms each with built in wardrobes and there is a family bathroom with shower over bath. Gas central heating. Double glazing. Large paved patio and lawned rear and side gardens. Lawned front garden and parking space.

Council Tax band: TBD

Entrance hallway

Approached via a uPVC entrance door leading to the hallway. Door to lounge. Staircase to first floor. Laminate flooring. Radiator.

Lounge

15' 1" x 12' 11" (4.61m x 3.94m)

Overlooking the lawned front garden, a good sized reception. Quality laminate flooring. Radiator. Archway to kitchen.

Kitchen and breakfast room

12' 11" x 7' 5" (3.94m x 2.27m)

Appointed along three sides in light high gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Integrated fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Wall mounted combo gas central heating boiler. Space for breakfast table. Door to rear garden. Window to rear. Tiled flooring.

First floor landing

Approached via an easy rising staircase leading to the first floor landing. Large storage cupboard with shelving. Window to side. Access to part boarded roof space via a drop down ladder.

Bedroom one

10' 7" x 9' 7" (3.23m x 2.91m)

Overlooking the entrance approach and quiet close, a good sized primary bedroom. Built in wardrobe with sliding mirror doors. Radiator.

Bedroom two

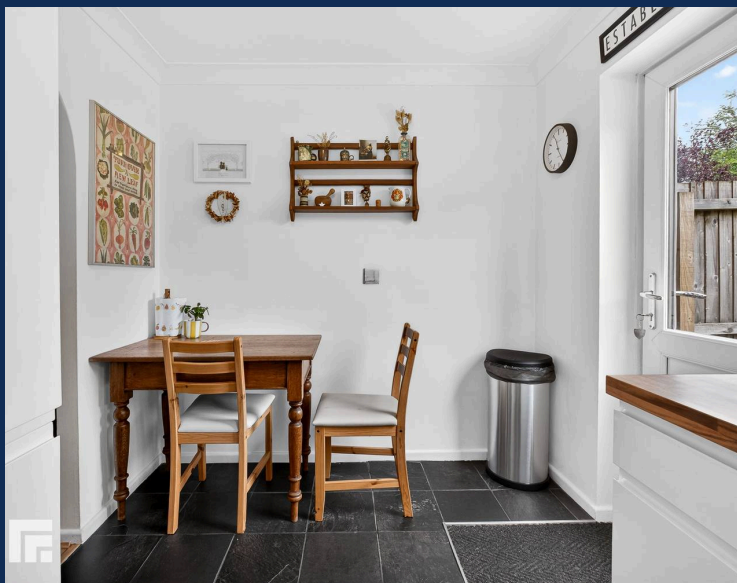
9' 3" x 6' 6" (2.81m x 1.99m)

Overlooking the delightful rear garden. Built in wardrobe with folding door. Radiator.

Family bathroom

6' 3" x 6' 0" (1.91m x 1.84m)

White suite comprising low level wc, wash hand basin, panelled bath with chromes shower above and swivel shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Chrome heated towel rail.



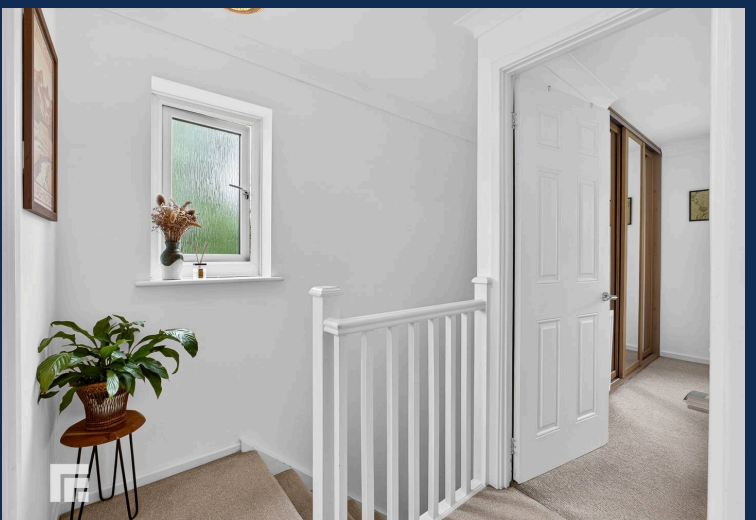


REAR GARDEN

A sizeable rear garden. Paved patio leading onto an area of lawn with further paved patio relaxation to the rear of the garden. Large area of lawn to side. Enclosed by timber fencing with gate to front. Outside power points.

FRONT GARDEN

Area of lawn with maturing tree to front boundary and a neat bed of roses in front of lounge window. Parking space to side. Timber gate leading to the rear garden.



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