

8 Maes-y-Dderwen, Creigiau

£420,000 Freehold

**** EXTENDED FOUR BEDROOM DETACHED FAMILY HOME** FOUR BEDROOMS** NO CHAIN ** GARAGE AND DRIVEWAY **** A beautifully presented four-bedroom detached family home in the sought after area of Creigiau.

Entrance hallway, kitchen/diner, lounge, second reception room, cloakroom. To the first floor; spacious master bedroom, a good sized second bedroom, third bedroom, family bathroom and fourth bedroom. Well maintained front and rear garden, garage and driveway. EPC Rating: TBC

Council Tax band: F

Tenure: Freehold

DESCRIPTION

**** EXTENDED FOUR BEDROOM DETACHED FAMILY HOME** FOUR BEDROOMS** NO CHAIN ** GARAGE AND DRIVEWAY **** A beautifully presented four-bedroom detached family home in the sought after area of Creigiau. Entrance hallway, kitchen/diner, lounge, second reception room, cloakroom. To the first floor; spacious master bedroom, a good sized second bedroom, third bedroom, family bathroom and fourth bedroom. Well maintained front and rear garden, garage and driveway. EPC Rating: TBC

LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

ENTRANCE HALLWAY

Approached via a composite door with glass obscured glass window to upper part. Windows to front. Door to understair storage. Laminate flooring. Radiator.

KITCHEN AND DINER

Dimensions: 18' 8" x 12' 11" (5.71m x 3.94 m). A range of base level units shaker style wood grain effect appointed along three sides below laminate countertops with matching range of eye level units appointed along two sides. Inset stainless steel sink with drainer. Integrated dish washer and washing machine. Range cooker with hood to stay. Space for fridge freezer. Tiled splash back areas. Window to front. Bay window to front. Ample space for dining table. Recessed spotlights. Radiator.

CLOAKROOM

Dimensions: 3' 3" x 5' 1" (1.00m x 1.55m). White suite comprising of low level wc and wash hand basin. Half wall tiling. Tiled floors. Window to side.

LOUNGE

Dimensions: 18' 8" x 11' 3" (5.71m x 3.45m). A good sized reception room. Double French doors to rear garden. Sliding door leading to second reception room. Gas fireplace with feature mantel piece. Two radiators.

SECOND RECEPTION

Dimensions: 13' 10" x 8' 7" (4.22m x 2.64m). A second reception room with sliding doors to rear garden, approached via sliding doors from main reception room. Window to side. Two velux windows. Door leading out to front approach. Radiator.

ENSUITE

Dimensions: 7' 4" x 5' 5" (2.25 maxm x 1.67m). A white suite comprising of low level wc, wash hand basin, shower cubicle with twin shower head above and folding glass shower screen. Full wall tiling. Obscured glass window to side. Tiled flooring. Recessed spotlights. Chrome heated towel rail.

BEDROOM TWO

Dimensions: 11' 5" x 9' 7" (3.50m x 2.93m). Overlooking the rear garden a second good sized double bedroom. Built in wardrobes to one side. Radiator.

BEDROOM THREE

Dimensions: 8' 9" x 7' 1" (2.69m x 2.16m). Overlooking the rear garden, a third double bedroom. Radiator.

BEDROOM FOUR

Dimensions: 9' 8" x 6' 11" (2.97 maxm x 2.11m). Overlooking the front approach, fourth bedroom with built-in wardrobes. Radiator.

FAMILY BATHROOM

Dimensions: 6' 8" x 5' 5" (2.05m x 1.67m). A white suite comprising of low level wc, vanity sink with storage below, P-shaped bath with glass shower screen, twin shower head above. Full wall tiling. Tiled flooring. Obscured glass window to side. Recess spotlights. Heated towel rail. Extractor fan.

OUTSIDE

REAR GARDEN

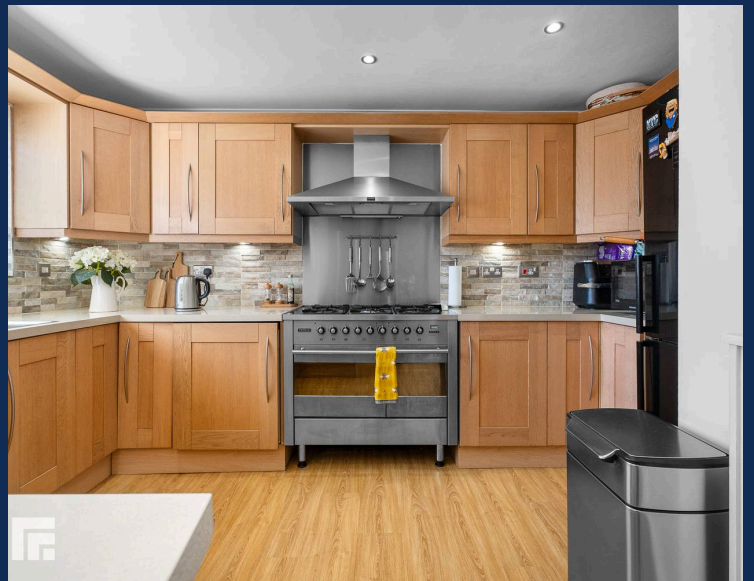
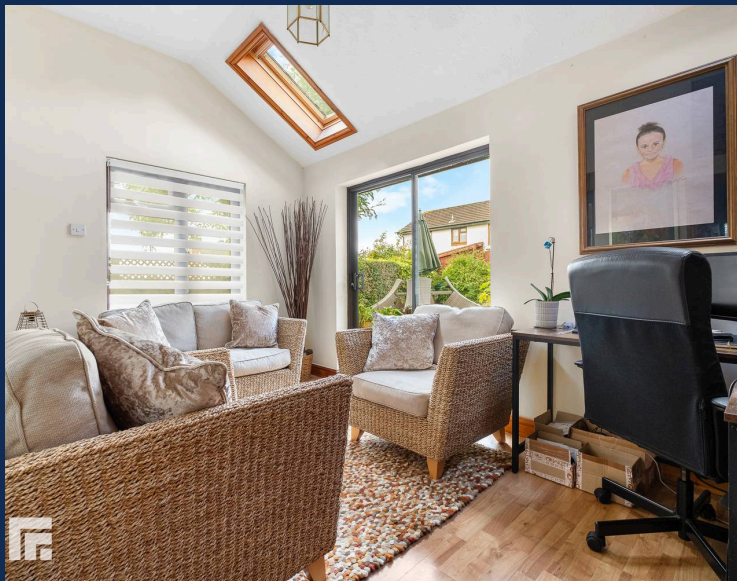
A large enclosed rear garden with paved patio, decorative tiered stone arrangement leading to a further paved patio on the top tier. Inset shrubbery. Outside Power sockets.

FRONT GARDEN

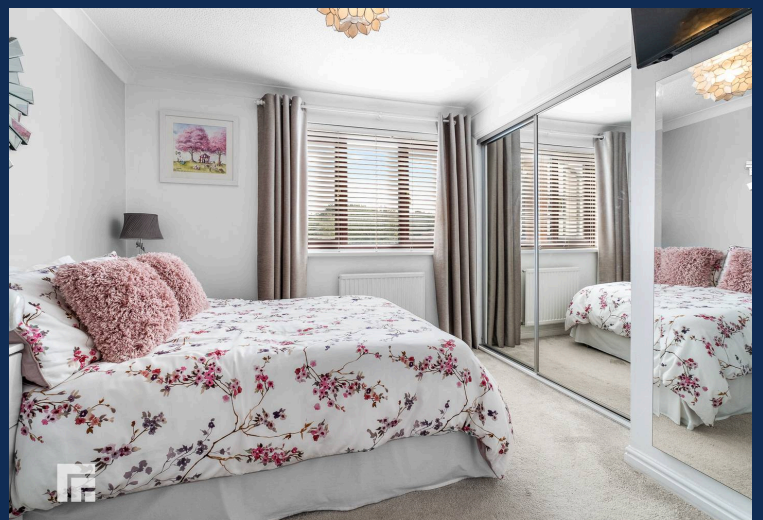
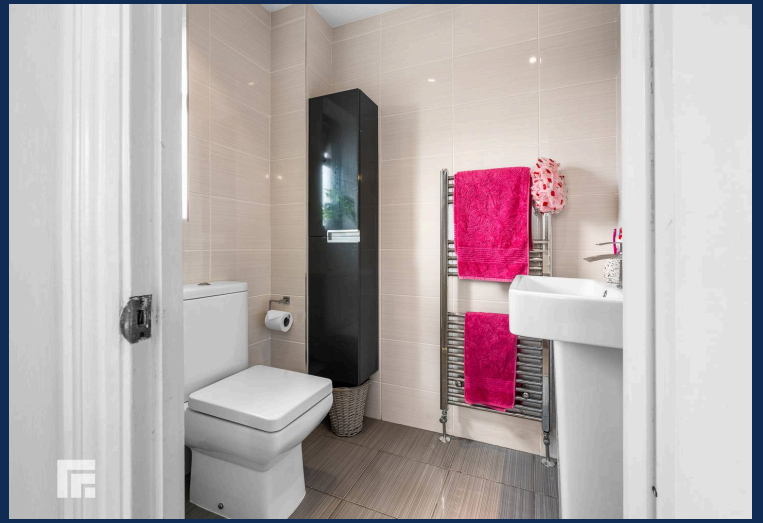
Area of lawn with feature shrubbery. Wide key block driveway, ample space for two cars. Outside tap

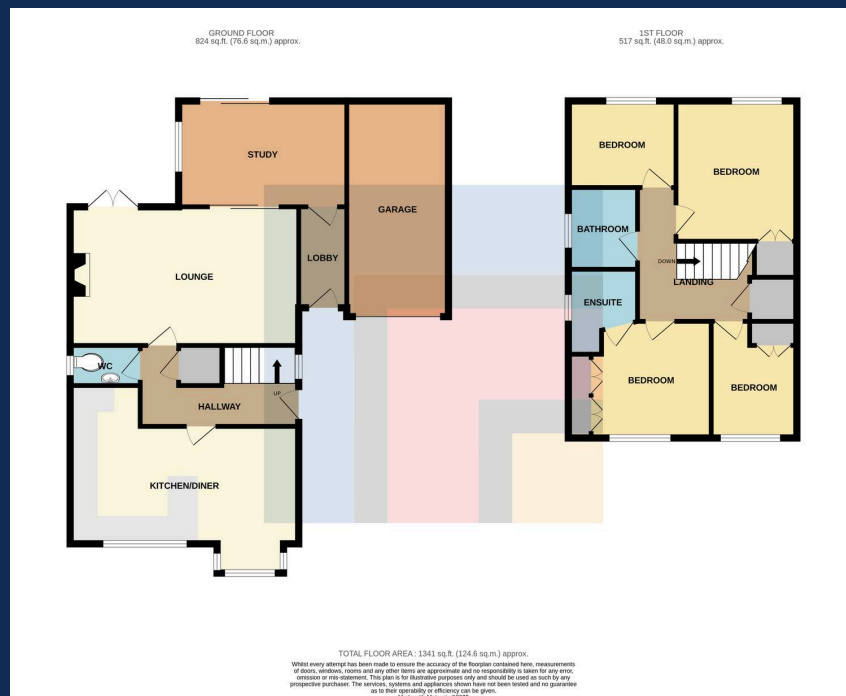
GARAGE

Dimensions: 18' 3" x 9' 3" (5.57m x 2.82m). A good-sized garage with power and up-and-over garage door.









RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK