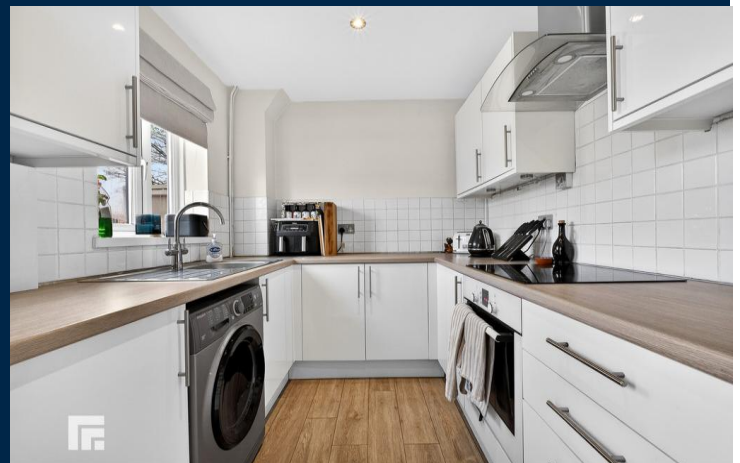




**23 LLYS DEWI**  
**CREIGIAU**  
**CARDIFF CF15 9JY**

ASKING PRICE OF  
**£229,950**



**END OF TERRACE PROPERTY**



**\*\* END OF TERRACE PROPERTY \*\* TWO BEDROOMS \*\* DRIVEWAY \*\* CUL DE SAC \*\* NO CHAIN \*\***A beautifully presented, two bedroom end of terrace property in the sought after area of Creigiau. Entrance hallway, open plan lounge/dining room and separate kitchen. To the first floor; primary bedroom, family bathroom and a second bedroom. South Westerly facing rear garden and driveway. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 582 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

This property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau has a village shop as well as recreational facilities, a public house and golf club. It also has an excellent primary school as is within the Radyr comprehensive and Ysgol Gyfun Plasmawr school catchment area.

#### ENTRANCE

#### ENTRANCE HALLWAY

Entered via a uPVC door. Radiator. Stairs to first floor.

#### LOUNGE/DINING AREA

15' 2"(max) x 13' 0" (4.63m x 3.97m)

A well presented lounge with ample space for dining room table. Radiator. Round window to side. uPVC window to front. Archway through to kitchen.

#### KITCHEN

13' 0" x 7' 2" (3.97m x 2.20m)

Appointed along three sides, low and high level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated ceramic hob and extractor hood, integrated oven, and cupboard housing combo boiler. Space for fridge freezer and plumbing for washing machine. Additional cupboard to side with breakfast bar. Tiled splashbacks. Spotlights. Quality laminate flooring. uPVC window to rear. uPVC door into rear garden.

#### FIRST FLOOR

#### LANDING

uPVC window to side. Built in airing cupboard housing hot water cylinder. Doors to all rooms.

#### BEDROOM ONE

12' 11" (max)x 10' 6" (3.95m x 3.21m)

A well presented primary bedroom. Space for wardrobes. Radiator. uPVC window to front.

#### BEDROOM TWO

11' 11" x 6' 6" (3.65m x 2.00m)

A second bedroom. Radiator. Space for wardrobes. uPVC window to rear.

#### BATHROOM

6' 1" x 6' 0" (1.87m x 1.85m)

White suite; low level WC, pedestal wash hand basin with twin chrome taps, bath with overhead shower and glass shower screen. Tiled walls and flooring. Chrome heated towel rail. Spotlight. Obscured glass window to rear.

#### OUTSIDE

#### REAR GARDEN

A south westerly facing garden. Bordered by a painted timber fence, a good sized rear garden. Decked patio leading to an area of artificial lawn. Timber gate to side for access to driveway.

#### FRONT

Laid to lawn with paved pathway leading to entrance. Driveway to side leading to a timber gate for access to the rear garden.

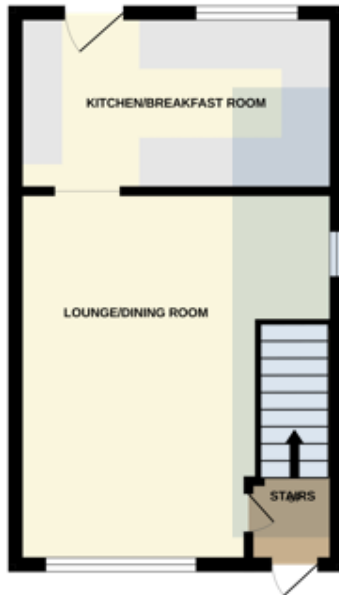


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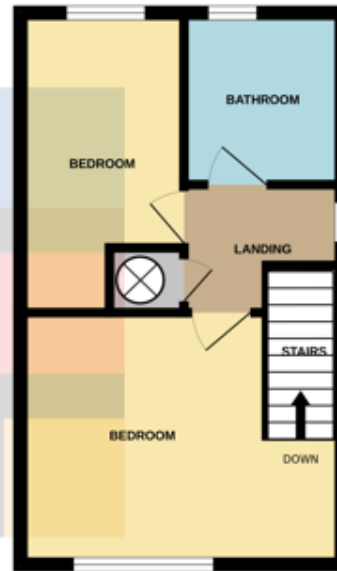


# 23 LLYS DEWI, CREIGIAU, CARDIFF CF15 9JY

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 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 in 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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