



**8 MAES-Y-DDERWEN**  
**CREIGIAU**  
**CARDIFF CF15 9JS**

OFFERS IN EXCESS OF  
**£450,000**



**DETACHED HOUSE**



**4**



**2**



**3**



**2**

**\*\* 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: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,341 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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

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 dishwasher 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

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

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

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.

#### FIRST FLOOR

##### LANDING

Approached via quarter turning staircase leading to central landing area. Door to airing cupboard housing boiler. Loft access.

##### BEDROOM ONE

9' 8" x 9' 9" (2.97m x 2.98m)  
A good sized primary bedroom. Window to front. Large built in wardrobes. Door to en-suite. Radiator.

##### ENSUITE

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

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

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

##### BEDROOM FOUR

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

##### FAMILY BATHROOM

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.

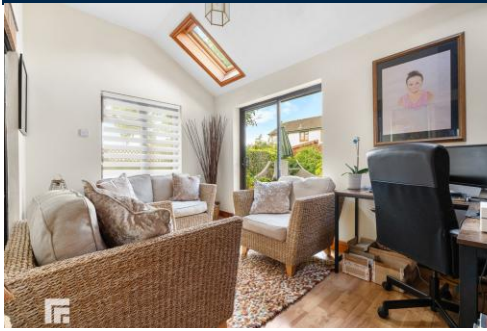
##### FRONT GARDEN

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





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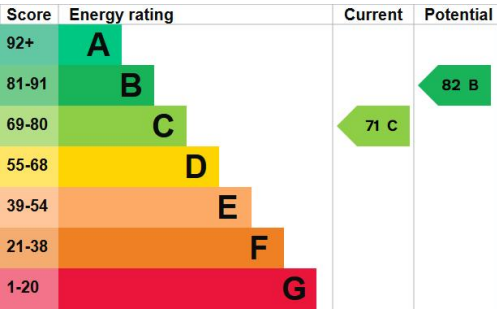
GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 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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