



44 Ffordd Dinefwr
Creigiau
Cardiff CF15 9JQ

ASKING PRICE OF
£225,000



END OF TERRACE PROPERTY



2



1



1



1

**** END OF TERRACE PROPERTY ** TWO BEDROOMS ** RENOVATED**

THROUGHOUT ** An immaculately presented two bedroom property in the sought after area of cregiau. Porch, open plan kitchen/dining room and modern kitchen. To the first floor; master bedroom, family bathroom and second bedroom. A beautifully presented rear garden. Parking space. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 515 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Creigiau, a semi rural village close to Cardiff. Creigiau has a village shop as well as recreational facilities, a public house and golf club. it also has an excellent primary school and is within the catchment area for Radyr Comprehensive school and Ysgol Gyfun Plasmawr.

ENTRANCE

Entered via a modern composite door leading into a porch area. Door into lounge/dining room.

LOUNGE AND DINING ROOM

12' 2" x 17' 4" (3.72m x 5.30m)

An open plan lounge/dining room. Quality laminate flooring. Wall panelling to one side. Radiator. uPVC window to side. Double French doors opening into the rear garden. Quarter turning staircase leading to first floor. Opening into kitchen.

KITCHEN

8' 10" x 6' 10" (2.71m x 2.09m)

Appointed along three sides, modern high and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring ceramic hob, integrated single oven, integrated fridge/freezer and integrated slimline dishwasher. Tiled splashback. Continuation of flooring from lounge. uPVC window to front.

FIRST FLOOR

LANDING

Built in storage cupboard housing combi boiler. Access to loft. Doors to all rooms.

BEDROOM ONE

8' 11" x 3' 7" (2.74m x 1.11m)

A good sized double bedroom. Space for wardrobes. Quality laminate flooring. Wall panelling to one side. Radiator. uPVC. Window to rear.

BEDROOM TWO

9' 3" x 5' 6" (2.83m x 1.70m)

A second bedroom. Continuation of quality laminate flooring. Radiator. uPVC window to front.

FAMILY BATHROOM

6' 2" x 6' 1" (1.90m x 1.86m)

Modern white suite; low level WC combined either wash hand basin with chrome mixer tap and vanity, bath with twin chrome taps, dual headed chrome shower and glass shower screen. Chrome heated towel rail. Shaving point. Continuation of flooring. Obscured glass window to front.

OUTSIDE

REAR GARDEN

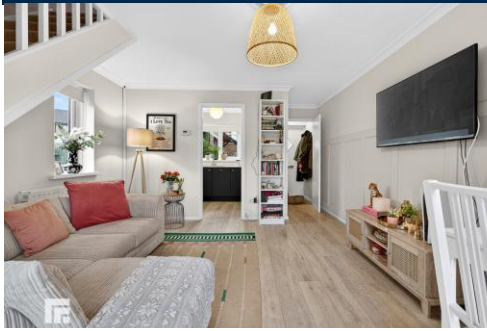
A beautifully landscaped rear garden bordered by a timber fence. Paved patio leading to an area of lawn bordered by wooden sleeper planters. Large decked area to side. POD WILL NOT REMAIN. Outside tap. Outside power socket. Timber gate for side access to parking.

FRONT

Laid to lawn with concrete pathway. Parking space first one to right hand side of property.



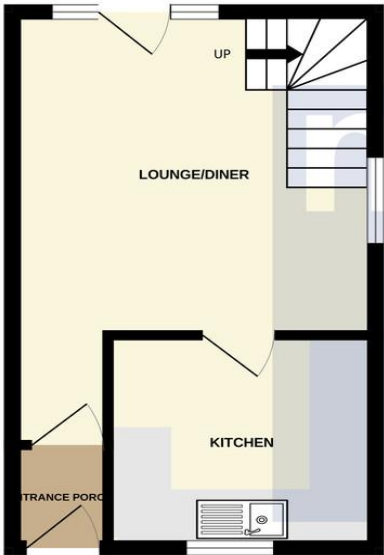
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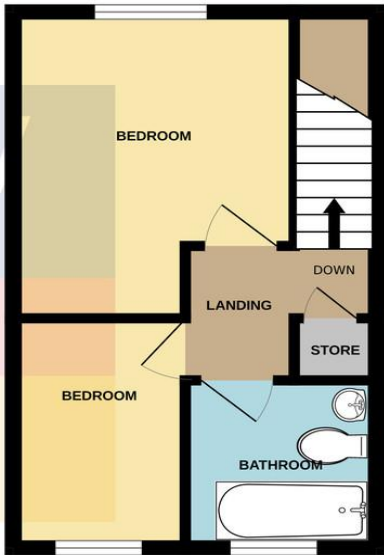
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GROUND FLOOR
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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



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