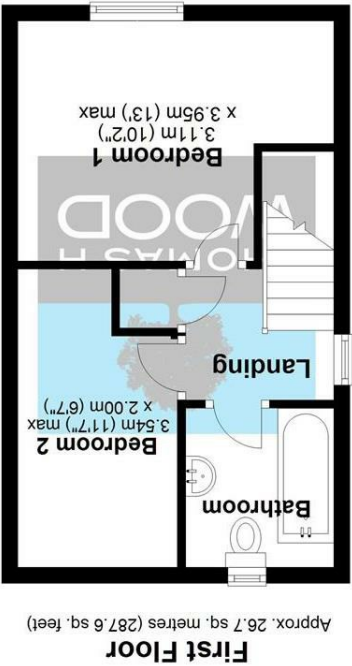
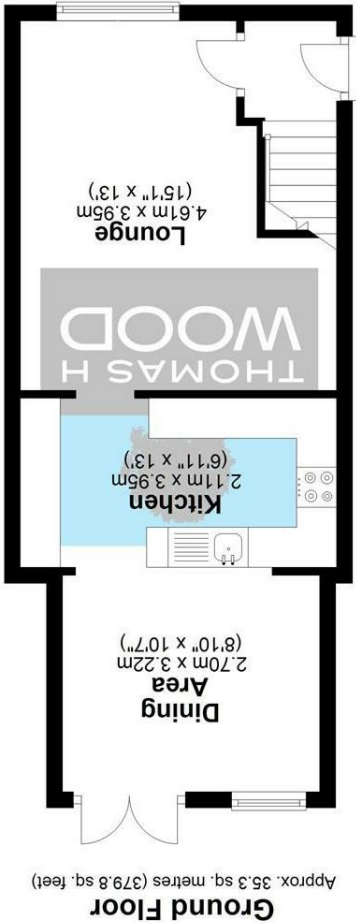


Total area: approx. 62.0 sq. metres (667.3 sq. feet)



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

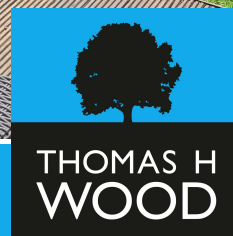
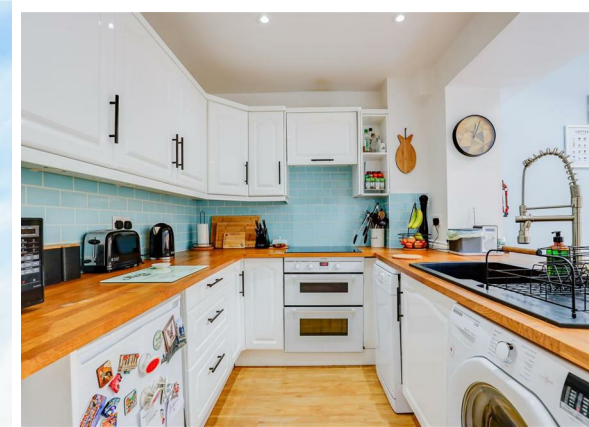
02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating	
Potential	Current
86	71
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	





16 Llys Dewi,  
Creigiau, Cardiff  
CF15 9JY

£240,000  
House - Terraced  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 667.30 sq ft**

**Current EPC Rating - C71**

**Potential EPC Rating - B86**

An immaculate and beautifully presented 2 bedroom home ideally located in Llys Dewi in Creigiau. This end of link property has been extended to the rear to create a superb open plan kitchen/diner and also has the benefit of a modern bathroom and delightful garden. Within walking distance to the local amenities that include a pub, restaurant, primary school, local shops and golf club. The property is also in the catchment area for Radyr Comprehensive School. Off road parking for two vehicles and easily maintained rear garden.

#### **ENTRANCE HALL**

Via double glazed uPVC front door. Painted walls, coving, painted ceiling, laminate flooring. Single radiator panel. Stairs to first floor.

#### **LOUNGE**

4.61m x 3.95m (15'1" x 12'11")

Feature panelled walls, painted walls, coving, painted ceiling. Double glazed uPVC window to front. Double radiator panel with TRV. TV and phone points. Understairs cupboard.

#### **KITCHEN/ DINER**

5.27m x 3.93m (17'3" x 12'10")

Modern, gloss white units with solid wood worksurfaces and tiled splashback. Dark grey composite sink and drainer with directional chrome mixer tap. Four ring induction hob, extractor hood over and double electric oven. Integral fridge/freezer, space for washing machine, dishwasher and tumble dryer. Double radiator panel with TRV. Double glazed uPVC window and French doors to rear, two Velux roof windows. Painted walls and ceiling, recessed lighting, vinyl flooring.

#### **LANDING**

Via enclosed staircase. Painted walls, coving, painted ceiling. Integral storage cupboard. Double glazed uPVC window to side. Access to roof area. Baxi condensing combi boiler.

#### **BEDROOM 1**

3.11m x 3.95m (10'2" x 12'11")

Painted walls, coving, painted ceiling. Double glazed uPVC window to front. Single radiator panel with TRV. Integral wardrobe with sliding mirrored doors.

#### **BEDROOM 2**

3.54m x 2.00m (11'7" x 6'6")

Painted walls, coving, painted ceiling. Double glazed uPVC window to rear. Integral wardrobe with sliding mirrored doors. Single radiator panel with TRV.

#### **BATHROOM**

1.97m x 1.85m (6'5" x 6'0")

White suite comprising pedestal basin with chrome mixer tap, low level WC, bath with chrome mixer tap and mixer shower over. Tiled walls and floor, painted ceiling, recessed lighting. Double glazed uPVC window to rear. Chrome heated towel rail.

#### **OUTSIDE FRONT**

Off road parking for two vehicles. Small lawn, shrubs and trees.

#### **OUTSIDE REAR**

Paved patio area. Lawn, raised timber decking area. Small timber shed. Timber fencing to perimeter. External light and tap.

#### **TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### **COUNCIL TAX**

Band C



2



1



1



C



