



Llys Dewi, £240,000

- DRIVEWAY FOR MULTIPLE VEHICLES
- ENTRANCE HALLWAY
- SIDE ACCESS TO ENCLOSED REAR GARDEN
- KITCHEN FITTED TWO YEARS AGO
- POTENTIAL FOR ELECTRIC VEHICLE CHARGING
- EPC Rating: D



 2
  1
  1



About the property

A well-presented two-bedroom end of terrace home situated in the sought-after village of Creigiau. The property benefits from a modern kitchen fitted just two years ago, a bright lounge accessed through the entrance hallway, two bedrooms and a bathroom.

Internally, the boiler has been relocated to the airing cupboard, creating additional storage and workspace within the kitchen.

Further benefits include potential for electric vehicle charging and a spacious driveway providing off-road parking for multiple vehicles, and side access to the enclosed garden. To the rear the lovely rear garden is laid to both patio and lawn, perfect for outdoor dining and family enjoyment.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Entrance Hallway

Living Room

15' 2" x 15' 1" (4.62m x 4.60m)

Kitchen

13' x 7' 2" (3.96m x 2.18m)

Bedroom 1

10' 11" x 10' 2" (3.33m x 3.10m)

Bedroom 2

11' 6" x 6' 6" (3.51m x 1.98m)

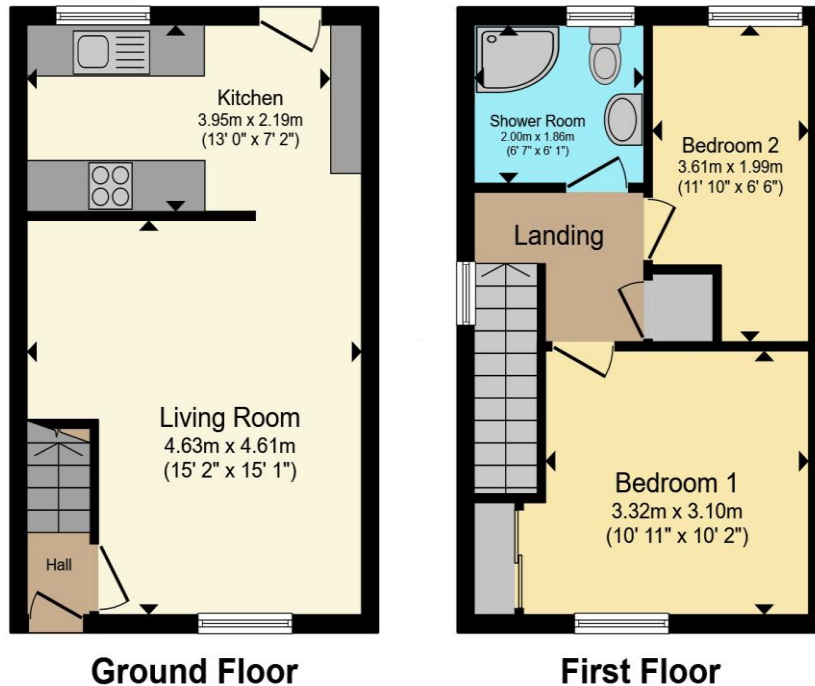
Shower Room

6' 7" x 6' 1" (2.01m x 1.85m)

02920 612328

whitchurch@peteralan.co.uk

Floorplan



Total floor area 58.4 m² (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

