

61 Parc-y-coed,  
Creigiau, Cardiff  
CF15 9LY

Asking Price £525,000  
House - Detached  
5 Bedrooms

\*\*\*\*\* NO CHAIN\*\*\*\*\*

A wonderful opportunity to purchase this spacious and versatile 5 bedroom detached family home located in Parc Y Coed in Creigiau. Occupying a large corner plot at the head of this popular cul de sac, this delightful family home offers spacious accommodation throughout and well suited for multi-generational living due to the extensive ground floor space and layout. The snug, office/bedroom could easily be adapted to create an independent living space due to having its own means of entry, plumbing and waste. This exceptional home briefly comprises; entrance hallway, WC, lounge, kitchen, utility room, open plan dining room, sitting and snug, plus large study that could operate as a bedroom. To the first floor there are 5 bedrooms and a family bathroom. The property is within walking distance of the primary school, Tesco, the local pub and Cregiau recreation ground. Furthermore, the property is within the catchment for Radyr Comprehensive, Plas Mawr Welsh school, and an excellent bi-lingual primary school. Close to the M4. Viewings are highly recommended to appreciate the spacious and versatile nature of the property, along with exceptional rear garden. No onward chain.

**ENTRANCE HALLWAY**

1.75 x 1.19 (5'8" x 3'10")

Via UPVC glazed front door to hallway, with oak flooring, painted walls, smooth ceiling and radiator with TRV.

**WC**

1.90 x 0.88 (6'2" x 2'10")

With low level WC, wall mounted wash hand basin, partially tiled walls, smooth ceiling, non-slip linoleum flooring and obscure UPVC window to side aspect

**LOUNGE**

4.43m x 4.24m (max) (14'6" x 13'10" (max))

Overlooking the front aspect with oak flooring, painted walls, smooth ceiling with coving, feature wood burning stove with oak beam over and slate hearth. UPVC window and radiator with TRV. Door to staircase and door to kitchen.



Tenure - Freehold

Floor Area - 1682.00 sq ft

Current EPC Rating - D67

Potential EPC Rating - C78



#### KITCHEN

6.06m x 3.02m (max) (19'10" x 9'10" (max) )

A modern and beautifully appointed kitchen with a range of wall base units and granite work surfaces over. Inset stainless steel sink, 5 ring gas hob with Neff extractor over, Neff double oven and Integrated day fridge and dishwasher, two contemporary radiators. Multiple storage solutions and display cabinet, Tiled floor, painted walls, smooth ceiling with spotlights. UPVC windows and door to rear garden.

#### UTILITY ROOM

3.19m x 1.55m (10'5" x 5'1")

A continuation of the tiled floor and wall mounted matching kitchen units and granite work surfaces. Inset stainless steel sink, integrated washing machine and Neff fridge freezer and space for tumble dryer. UPVC door to front.

#### DINING ROOM/ SITTING ROOM

2.87m x 6.42m (9'4" x 21'0" )

A bright and spacious room with excellent potential for future change. With carpeted floor, painted walls, smooth ceiling with coving and radiator with TRV. Opening to sitting area with bi-folding doors to the raised decking area and garden.

#### SNUG

3.93m x 2.87m (12'10" x 9'4" )

A brilliant family room with lots of natural light and bi-folding doors to the patio area. With carpeted floor, painted walls, smooth ceiling with coving, radiator with TRV, UPVC window to side aspect and door to;

#### OFFICE/BEDROOM

3.40m x 4.86m (11'1" x 15'11" )

A versatile space that is currently used as a music room with side access via gate in fence and separate door to the room allows for excellent home office potential or an additional bedroom. The snug could easily form part of an independent living space a family member. Plumbing in situ. UPVC window and

#### LANDING

Carpeted stairs rising to the first floor. Doors to all rooms. Two loft hatches, one with a pull down ladder.

#### BEDROOM ONE

3.36m x 4.26m (11'0" x 13'11" )

Overlooking the front aspect with carpeted floor, painted walls, smooth ceiling, fitted cupboards, radiator with TRV and UPVC window.

#### BEDROOM TWO

3.57m x 2.25m (11'8" x 7'4")

Overlooking the rear aspect with laminate flooring, painted walls, textured ceiling, radiator with TRV and UPVC window.

#### BEDROOM THREE

3.34m x 2.29m (10'11" x 7'6")

Overlooking the side aspect with laminate flooring, painted walls, textured ceiling, radiator with TRV and UPVC window.

#### BEDROOM FOUR

2.88m x 2.29m (9'5" x 7'6")

Overlooking the front aspect with laminate flooring, painted walls, textured ceiling, fitted cupboards, radiator with TRV and UPVC window.

#### BEDROOM FIVE

2.19m x 3.36m (7'2" x 11'0")

Overlooking the front aspect with carpeted floor, painted textured ceiling, radiator with TRV and UPVC window.

#### OUTSIDE

##### FRONT

Occupying a large corner plot with laid lawn and mature plants, flowers and shrubs. Timber fencing to the boundary and gate to the rear garden. Additional side area with ample space for an additional shed or storage. Garage with up and over door, power and lighting and off road parking for two cars.

##### REAR

A truly superb rear garden with mature trees, plants and shrubs. Chicken run to the rear, insulated shed with power and lighting. Large laid lawn with raised decking and patio areas. Gated access to the front and bridal path. Due to the size of the garden, there is further opportunity to extend if desired.

#### TENURE

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

#### COUNCIL TAX

Band G

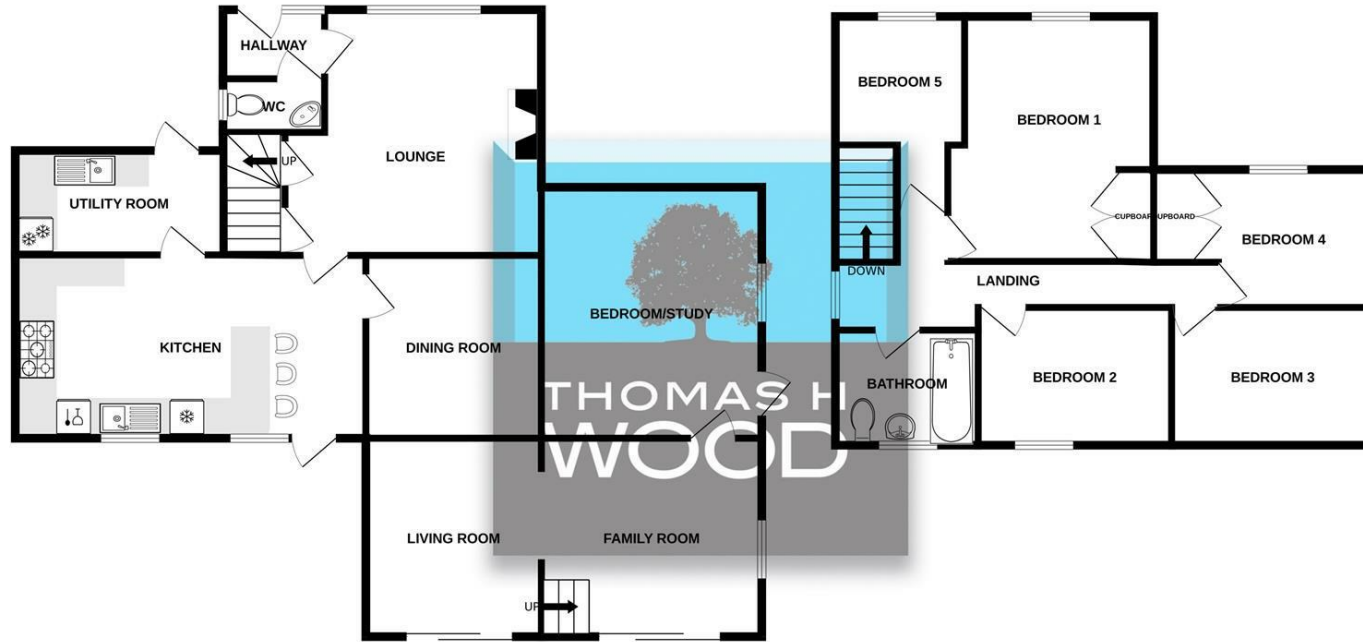






**GROUND FLOOR**  
97.6 sq.m. (1051 sq.ft.) approx.

**1ST FLOOR**  
58.7 sq.m. (632 sq.ft.) approx.



**TOTAL FLOOR AREA : 156.3 sq.m. (1682 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	