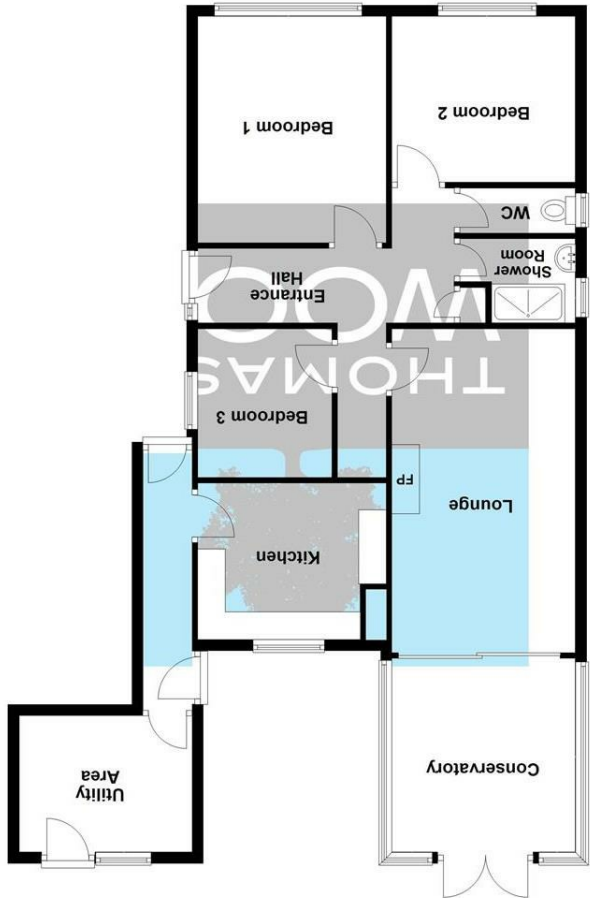


Total area: approx. 1102.9 sq. feet



Ground Floor  
Approx. 1102.9 sq. feet

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

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59 Parc-Y-Felin,  
Creigiau, Cardiff  
CF15 9PA

Asking Price £389,950  
House - Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 1102.90 sq ft

Current EPC Rating - C70

Potential EPC Rating - B85

A rare opportunity to purchase this three bedroom detached bungalow located in this most desirable of locations in Parc Y Felin in Cregiau. The property has been a much loved family home but is now in need of some modernisation but has superb potential. Offered for sale for the first time in over 50 years with viewings highly recommended. The property briefly comprises; entrance hallway, three bedrooms, lounge, kitchen and conservatory, along with a well maintained south facing garden. New combi boiler. Situated in the heart of this quiet cul de sac and walking distance of the local amenities of Creigiau and the highly regarded primary school. Talbot Green is within a short car journey along with easy access to the M4 motorway.

#### HALLWAY

Via UPVC front door to a spacious entrance hallway. Doors to all rooms and loft hatch access.

#### BEDROOM TWO/LOUNGE

3.34m x 3.00m (10'11" x 9'10")

Overlooking the front aspect with carpeted floor, papered walls, textured ceiling with coving, UPVC window with fitted blind and radiator panel.

#### WC

0.81m x 2.61m (2'7" x 8'6" )

Low level WC, laminate floor and wall and ceiling panelling, UPVC window with fitted blind.

#### SHOWER ROOM

2.38m x 1.55m (7'9" x 5'1")

Double shower enclosure, with chrome mixer shower, wash hand basin vanity unit, laminate floor and wall and ceiling panelling. UPVC window with fitted blind and chrome towel radiator.

#### BEDROOM ONE

3.18m x 4.10m (10'5" x 13'5")

Overlooking the front aspect with carpeted floor, papered walls and textured ceiling with coving. Fitted wardrobes, UPVC window with fitted blind and radiator panel.

#### BEDROOM THREE

2.40m x 2.80m (7'10" x 9'2")

Overlooking the side aspect with carpeted floor, papered walls and textured ceiling with coving. UPVC window with fitted blind and radiator panel.

#### SITTING ROOM

3.32m x 5.68m (10'10" x 18'7")

Carpeted floor, papered walls, wall lights and textured ceiling with

coving. Feature gas fire with back boiler (this is due to be replaced) and radiator panel. Sliding doors to;

#### CONSERVATORY

3.49m x 3.51m (11'5" x 11'6")

Carpeted floor, UPVC French doors to garden, UPVC windows and polycarbonate roof.

#### KITCHEN

3.33m x 2.87m (10'11" x 9'4")

With a range of wall and base units with contrasting work surfaces. Stainless steel sink, gas hob, extractor over and electric oven. Space and plumbing for washing machine, space for bistro table and chairs. Tiled walls and linoleum flooring. UPVC window with fitted blind, door to;

#### PASSAGE

0.89m x 4.64m (2'11" x 15'2")

UPVC door providing access from the driveway. Further UPVC door to rear garden. Open archway through to;

#### UTILITY ROOM

3.31m x 2.97m (10'10" x 9'8")

A versatile space that is used as utility room but could work as a home office.

#### OUTSIDE

##### FRONT

A welcoming frontage with laid lawn and driveway.

##### REAR

With patio, decking and pergola areas. Mature plants, flowers and shrubs. Timber perimeter fencing. South facing.

#### TENURE

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

#### COUNCIL TAX

Band F



