



## 9 Parc-Y-Bryn

Creigiau, Cardiff, CF15 9SE

£1,600 Per Calendar Month

HARRIS & BIRT





A beautifully presented three bedroom detached bungalow with double garage and generous front, side and rear gardens. The property was renovated to a very high standard in 2022 - it was painted throughout, with new carpets and blinds, new light fittings and radiators, all new internal doors with new chrome door furniture, the kitchen and bathroom have both been upgraded - a new shower and shower cubicle have been fitted. EPC rating D. Council Tax Band F. The property has gas central heating and double glazing and must be viewed to be fully appreciated. Rent £1600 pcm to include gardening. Deposit £1700. Available at the end of July 2025.

Parc Y Bryn is situated at the head of a cul-de-sac so it is in a quiet location with no through traffic. Creigiau offers many local amenities including a primary school, a golf club, a convenience store with a post office, a recreation ground, a GP surgery, and local pub. There is a good local road network which brings the major out-of-town shopping centre at Llantrisant/Talbot Green within a few minutes drive. Easy access to the M4 motorway brings major cities like Cardiff, Newport, Swansea, Bridgend, etc all within comfortable commuting distance.



### **Hallway**

Entered via brand new double glazed front door into a double glazed entrance porch with wooden floor, windows to front and side, blinds, cupboard housing electric meter. Hallway with new carpets and ceiling light fittings, offering access to all rooms and cupboard housing boiler

### **Lounge/Diner 21'9 x 12'8 at widest point (6.63m x 3.86m at widest point)**

Very good size main reception room with double glazed window to front and patio doors to rear leading to rear garden. New carpets and new radiators, new internal doors and two ceiling light fittings. New blinds. Handy serving hatch to kitchen.

### **Kitchen 10'6 x 10'10 (3.20m x 3.30m)**

Modern fitted kitchen with brand new integral Hotpoint double oven, hob and overhead extractor, integral Hotpoint under counter fridge. Space for washing machine. New wooden flooring and new blinds and a contemporary ceiling light fitting. Stainless steel sink and drainer with mixer tap. Grey tiling to splashbacks. Double glazed window and door to rear.

### **Bedroom 1 10'10 x 11' (3.30m x 3.35m)**

Double bedroom with double glazed window to front, new carpets, new blinds and new radiator. Ceiling pendant light fitting with shade.

### **Bedroom 2 10'10 x 10'7 (3.30m x 3.23m )**

Double bedroom with double glazed window to rear, new carpets, new blinds and new radiator. Ceiling pendant light fitting with shade.

### **Bedroom 3 10'10 x 7'10 (3.30m x 2.39m)**

Double bedroom with double glazed window to front, new carpets, new blinds and new radiator. Ceiling pendant light fitting with shade.

### **Bathroom 8'2 x 7'10 (2.49m x 2.39m)**

Modern family bathroom with suite in white,. two opaque double glazed window to rear. Chrome radiator. Newly fitted shower cubicle and shower. Fully tiled walls. Brushed chrome ceiling light fitting with 3 spotlights.

### **Exterior**

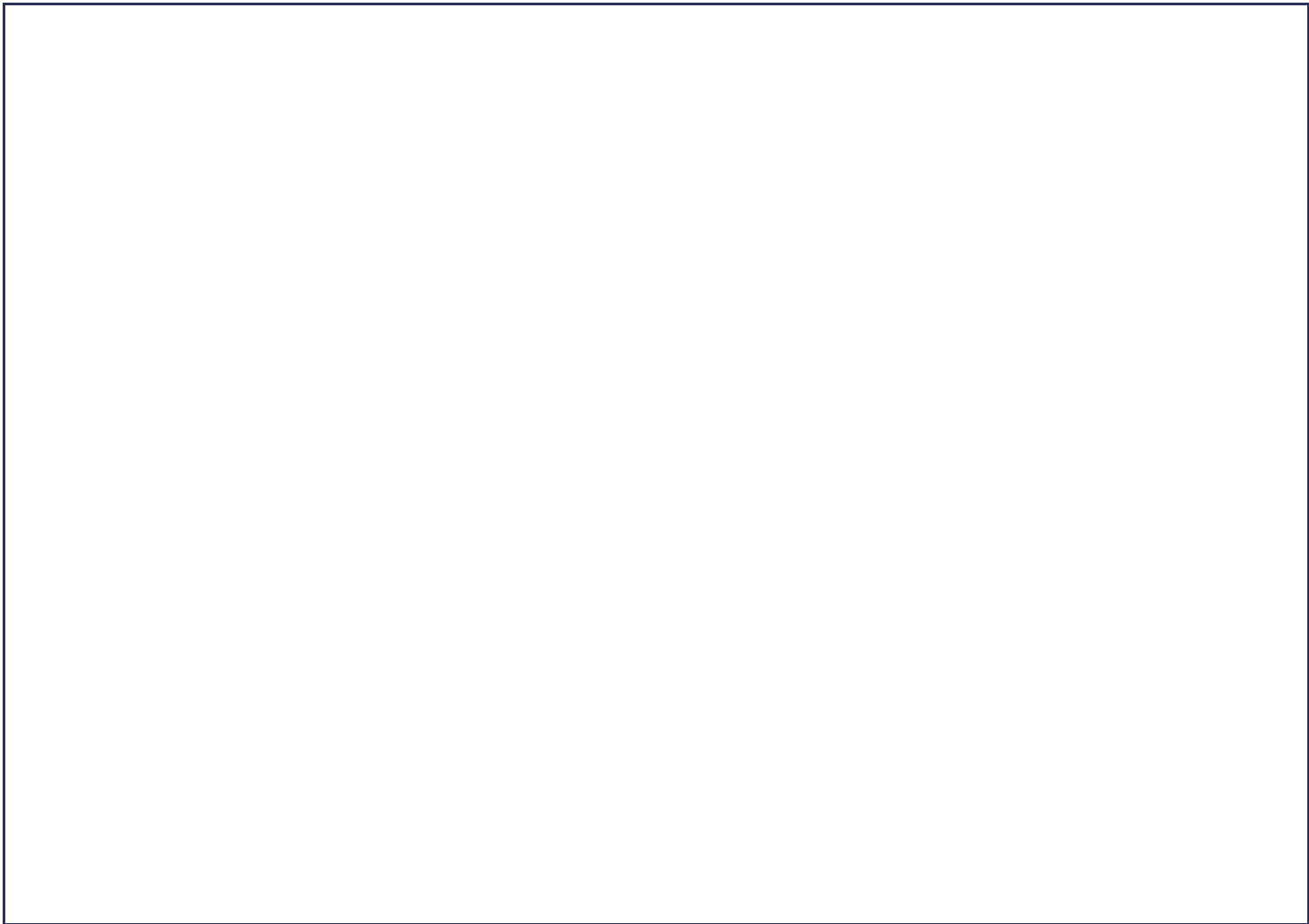
The property is surrounded by generous gardens to front side and rear. Driveway leads to a double garage with light and power. Lawns to front side and rear with raised sunny paved patio seating area to rear, greenhouse and outside tap. Cupboard housing gas meter.











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Chartered Surveyors, Land and Estate Agents

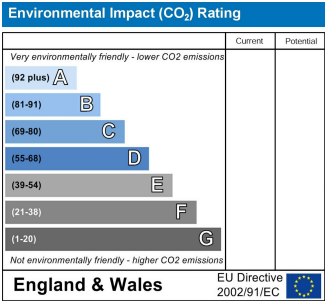
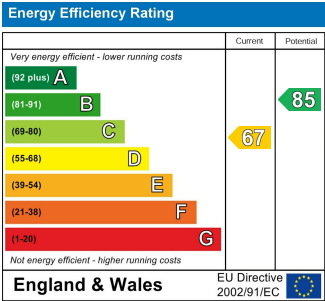
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