



76 Parc-Y-Coed
Cardiff, CF15 9LZ

Watts
& Morgan



76 Parc-Y-Coed

Creigiau, Cardiff, CF15 9LZ

£475,000 Freehold

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A well presented and versatile four bedroom detached family home located in the popular village of Creigiau. Conveniently located to transport links, Cardiff City Centre and the M4 Motorway. In catchment for Radyr and Plasmawr Comprehensive Schools. Accommodation briefly comprises; entrance porch, hallway, living/dining room, conservatory, kitchen, utility area, sitting room, downstairs cloakroom. First floor landing, three spacious double bedrooms with built-in wardrobes, one of which with an electric shower, fourth single bedroom and family bathroom. Externally the property benefits from two driveways providing off-road parking for several vehicles, an attached single garage and a beautifully landscaped private and enclosed wrap around rear garden. Being sold with no onward chain. EPC Rating 'TBC'.

Directions

Cardiff City Centre – 7.8 miles

M4 Motorway – 2.8 miles

Your local office: Penarth

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Summary of Accommodation

GROUND FLOOR

Entered via an obscure glazed uPVC door, the welcoming hallway enjoys carpeted flooring and a carpeted staircase leading to the first floor.

The living/dining room benefits from carpeted flooring, a central feature gas fireplace with a marble surround and hearth, a large uPVC double glazed window to the front elevation and a set of uPVC double glazed sliding doors providing access to the conservatory.

The conservatory enjoys carpeted flooring, uPVC double glazed windows to all elevations and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with granite effect laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven, a 'Neff' 4-ring gas hob with an extractor fan over, a 'Bosch' dishwasher, a 'Candy' full height fridge and a 'Bosch' microwave. The kitchen further benefits from wood effect LVT flooring, matching granite effect splashbacks, a bowl and a half stainless steel sink with mixer tap over, a uPVC double glazed window to the rear elevation and a glazed wooden door providing access to the utility area. The utility area enjoys tile effect vinyl flooring, space and plumbing for freestanding white goods and an obscure glazed uPVC door providing access to the rear garden.

The sitting room is a versatile space enjoying carpeted flooring and two uPVC double glazed windows to the front/side elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a corner pedestal wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, a single glazed obscure wooden window and a wall mounted chrome towel radiator.

FIRST FLOOR

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

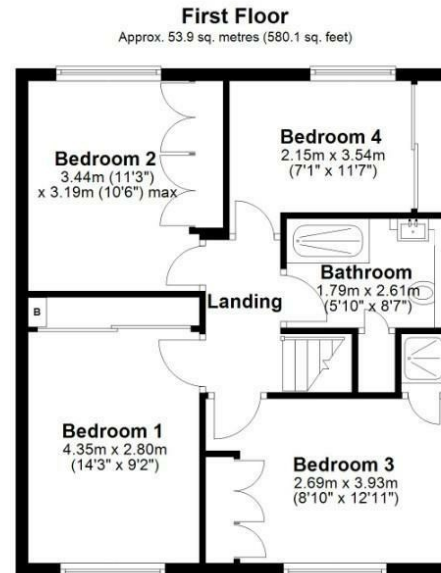
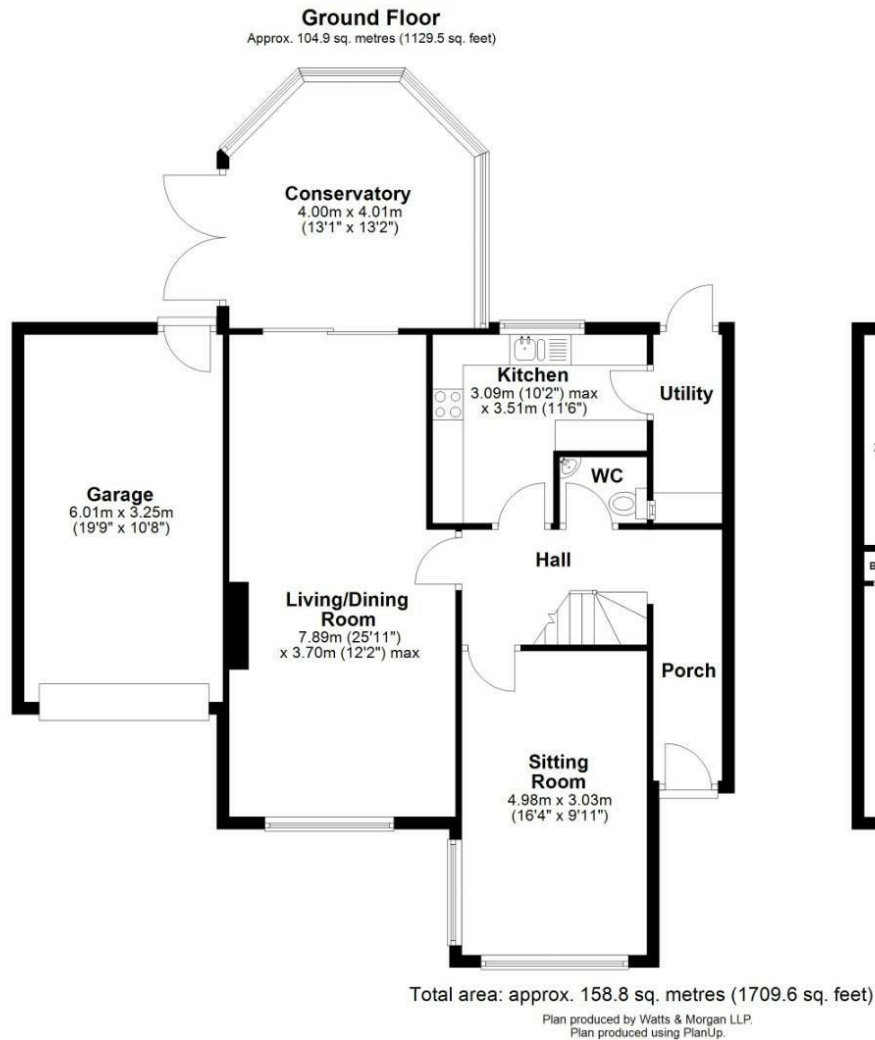
Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of recessed wardrobes with mirrored sliding doors housing the wall mounted 'Glow Worm' combi boiler and a uPVC double glazed window to the front elevation.

Bedroom two is a double bedroom benefiting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom three is a further double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation. Bedroom three further benefits from a shower cubicle with an electric shower over, recessed ceiling spotlight and an extractor fan.

Bedroom four is a single bedroom and enjoys carpeted flooring, a range of recessed wardrobes with sliding doors and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a large walk-in shower with an electric shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, a recessed storage cupboard, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

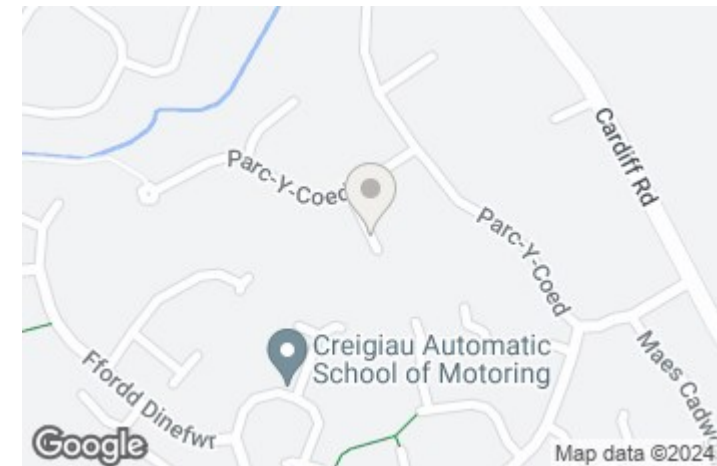


GARDENS AND GROUNDS

76 Parc-Y-Coed is approached off the road onto two driveways providing off-road parking for several vehicles, beyond one of which is an attached single garage with an up and over door. The front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The wrap around rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area provides ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

Freehold. All mains services connected.
Council tax band 'F'.



Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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