



84 Parc-Y-Coed
Cardiff, CF15 9LZ

Watts
& Morgan



84 Parc-Y-Coed

Creigiau, Cardiff, CF15 9LZ

£375,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well-presented, three bedroom detached family home. Situated in the popular village of Creigiau and conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. In catchment for Radyr and Plasmawr Comprehensive Schools. Accommodation briefly comprises; entrance hall, spacious living room, open plan kitchen/dining room and downstairs cloakroom. First floor landing, two spacious double bedrooms, spacious single bedroom and a family bathroom. Externally the property benefits from a large driveway providing off-road parking for several vehicles, beyond which is a single garage, beautifully landscaped front and rear gardens. EPC rating 'TBC'.

Directions

Cardiff City Centre – 7.8 miles

M4 Motorway – 2.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk



Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door with a glazed side panel into a welcoming hallway enjoying feature tile flooring.

The spacious living room benefits from wood effect laminate flooring, a central feature gas fireplace with a granite hearth and a wooden surround, a uPVC double glazed window to the front elevation, an obscure uPVC double glazed window to the side elevation and a carpeted staircase with under-stair storage leading to the first floor.

The kitchen/dining room enjoys tiled flooring, feature pendant lighting and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden. The kitchen has been fitted with a range of base, wall and tower units with roll top laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' electric oven, a 5-ring gas hob with an extractor fan over, a 'Beko' dishwasher and a full height fridge. The kitchen further benefits from a stainless steel bowl and a half sink with a mixer tap over, partially tiled splashback, a feature island unit with a roll top laminate work surface, an obscure uPVC double glazed window to the side elevation and a uPVC double glazed door with a glazed side panel providing further access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from feature tiled flooring, partially tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

First Floor

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a storage cupboard housing the wall mounted 'Baxi' combi boiler and a uPVC double glazed window to the front elevation.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

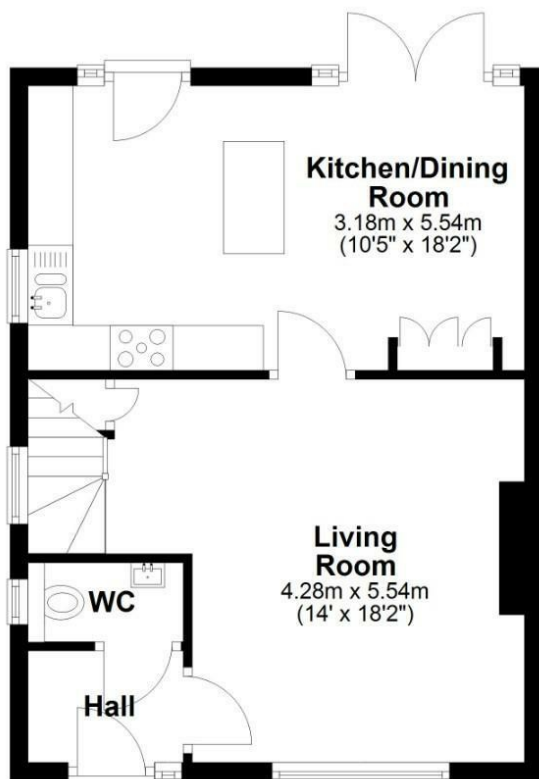
Bedroom three is a spacious single bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights an extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the rear elevation.



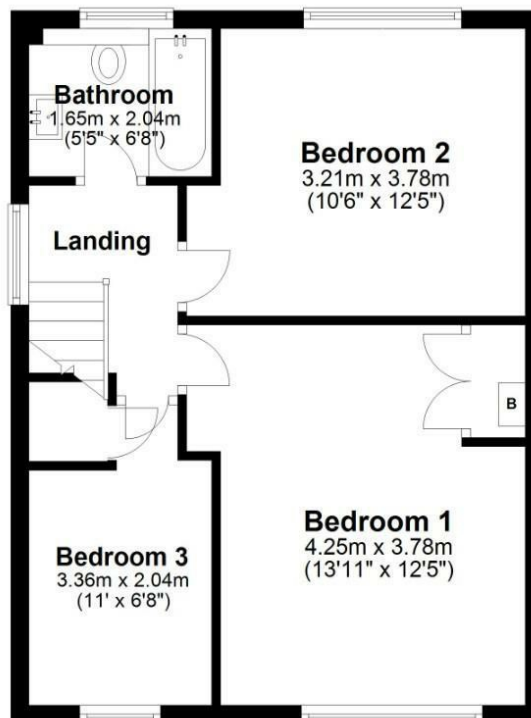
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 sq. feet)

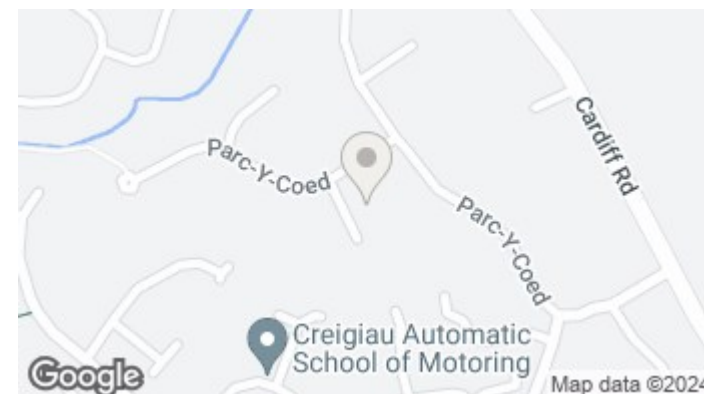
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Gardens & Grounds

84 Parc-Y-Coed is approached off the road onto a large concrete driveway providing off-road parking for several vehicles, beyond which is a single garage with an up and over door. The landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The split-level, landscaped rear garden enjoys a lawned area with a variety of mature shrubs and borders, a large 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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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