

Parc-Y-Coed

CREIGIAU, CARDIFF, CF15 9LZ

GUIDE PRICE £465,000

**Hern &
Crabtree**



Parc-Y-Coed

A beautifully presented four bedroom detached family house perfectly positioned in the corner of this quiet cul de sac in the sought after village of Creigiau. Boasting a double story extension with spacious living space, this would make a wonderful family home.

The sizable accommodation briefly comprises: Entrance Hall, Lounge, Open Plan Kitchen/Diner, Utility Area, Cloakroom and Conservatory with doors out onto the Rear Garden to the ground floor. To the first floor are Four Good Size Bedroom with a four piece En-Suite to the Main Bedroom and a family Bathroom. The property further benefits from an enclosed rear garden, off street parking and an integral single garage.

Parc Y Coed is situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.



1387.00 sq ft

Entrance

Entered via a composite front door with obscure glazed panels, coved ceiling, radiator, wooden flooring, stairs to the first floor with understairs cupboard.

Lounge

13'11 x 11'2

Double glazed bay window to the front, radiator, coved ceiling, wood log burner.

Kiitchen/Diner

23'7 x 10'7

Double glazed window to the rear and double glazed sliding patio doors leading to the conservatory, wall and base units with worktop over, a five ring gas hob and integrated electric oven and grill, integrated fridge/freezer, integrated washing machine, one and a half bowl ceramic sink and drainer, breakfast bar, radiator, laminate flooring.

Conservatory

12'5 x 12'1

A spacious conservatory overlooking the rear garden, radiator, power, wall mounted air conditionig unit, French doors open to the rear garden.

Utility

6'10 x 5'1

Wall unit and base unit with worktop over, combination boiler, stainless steel sink and drainer, plumbing for a dishwasher/washing machine, tiled floor, half double obscure glazed door leads out to the garden.

Downstairs Cloakroom

Fitted with a w.c and wash hand basin radiator, tiled walls and floor.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

18'5 x 9'11

Double glazed window to the front, radiator, coved ceiling, laminate flooring.

En Suite

9'11 x 5'6

Double obscure glazed window to the rear, fitted with a four piecue suite comprising, bath, walk in shower, w.c and wash hand basin, heated towel rail, laminate floor.

Bedroom Two

13'11 x 10'10

Double glazed window to the front, radiator, coved ceiling, built in wardrobe.

Bedroom Three

10'8 x 12'3

Double glazed window to the rear, coved ceiling, radiator, built in wardrobe.

Bedroom Four

6'11 x 11'1 max

Double glazed window to the front, radiator, coved ceiling, airing cupboard.

Bathroom

6'10 x 5'5

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate floor.

Rear Garden

Enclosed by timber fence and hedge to the rear, paved and lawn area, raised decked seating area.

Front

Paved driveway for several vehicles, lawn area, gate to the side.

Garage

With up and over door to the front.

Tenure and additional Information

We have been advised by the seller that the property is freehold and the council tax band is TBC

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We

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