

19 Parc-y-Bryn,

Creigiau, Cardiff, CF15 9SE



Estate Agents and Chartered Surveyors

Asking Price Of

£550,000



Detached Property

4

2

3

2

# Property Description

**\*\* FOUR BEDROOM DETACHED ON A CORNER PLOT  
\*\* WITH REAR DOUBLE STOREY EXTENSION \*\*  
GARAGE \*\*** A beautifully presented, extended detached family home in the sought after village of Creigiau. Entrance hallway, cloakroom, large lounge, sitting room with patio doors to rear garden, modern fitted kitchen and breakfast room with integrated appliances and large pantry storage, garden room/home office. To the first floor are four good sized bedrooms, bedroom one with modern ensuite shower room and a separate family bath and shower room with freestanding bath. Gas central heating, double glazing. Delightful rear and side gardens comprising paved patio and lawn. Lawned front garden and driveway leading to garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1492 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau has a Tesco Express with a Post Office, a Surgery and Pharmacy, as well as recreational facilities, a public house and Golf Club, it also has an excellent primary school which provides Welsh or English medium education. It is within the catchment area for Radyr Comprehensive School.

## ENTRANCE HALLWAY

12' 9" x 6' 3" (3.90m x 1.93m)

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Quality laminate flooring. Radiator.

## CLOAKROOM

White suite comprising low level wc, wash hand basin. Quality laminate flooring. Obscured glass window to side. Tiled splash back. Heated towel rail.

## LOUNGE

18' 11" x 12' 0" (5.77m x 3.67m)

An excellent sized principal reception with two windows to front. Fitted shutters to windows. Feature fireplace. Two radiators.

## SITTING ROOM

18' 11" x 9' 10" (5.78m x 3.01m)

With patio doors to the rear garden, a good sized second reception, window to side. Quality laminate flooring. Two radiators.

## KITCHEN AND BREAKFAST

17' 0" x 12' 6" (max)(5.20m x 3.83m)

A spacious Kitchen and family breakfast room with kitchen units well appointed along three sides in high gloss charcoal handleless fronts beneath slimline concrete effect laminate worktop surface. Inset sink with side drainer. Inset 4 ring 'AEG' induction hob with 'AEG' cooker hood above. Integrated 'AEG' oven and grill. Integrated dishwasher. Integrated washing machine. Integrated microwave. Matching range of eye level cupboards. Window overlooking the rear garden. Worktop breakfast bar with space for six chairs. Integrated wine cooler. Additional window to side. Recessed spotlights. Radiator. Quality tiled flooring. Pocket recess door to large pantry storage housing the 'Ferrolli' combi gas central heating boiler. Door to garden room.

# 19 Parc-y-Bryn, Creigiau, Cardiff, CF15 9SE

## GARDEN ROOM

9' 1" x 8' 4" (2.79m x 2.56m)

A delightful garden room located to the side of the property being constructed of uPVC double glazed windows and doors in anthracite grey with glass roof. Quality tiled flooring. Radiator. Door to kitchen. French doors to rear garden.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area.

### BEDROOM ONE

18' 9" x 12' 6" (5.74m x 3.82m)

An excellent sized principal bedroom with plenty of space for wardrobes. Window to rear. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

Quality suite comprising low level wc, wash hand basin with storage below, corner shower cubicle with waterfall shower head. Wall and floor tiling. Obscured glass window to rear. Radiator.

### BEDROOM TWO

14' 9" x 9' 11" (4.51m x 3.04m)

Overlooking the entrance approach, a third double bedroom. Built in wardrobe. Radiator.

### BEDROOM THREE

12' 0" x 10' 0" (3.67m x 3.05m)

Overlooking the entrance approach, a third double bedroom. Built in wardrobe. Radiator.

### BEDROOM FOUR

8' 7" x 7' 1" (2.64m x 2.16m)

Aspect to front, a good sized fourth bedroom. Radiator.

### FAMILY BATHROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, freestanding bath with central shower mixer tap, double width shower cubicle with twin chrome shower. Full wall tiling. Tiled flooring. Recessed spotlights. Obscured glass window. Heated towel rail.

## OUTSIDE

### REAR AND SIDE GARDEN

A beautifully presented rear and side garden comprising paved patio and decorative stone relaxation area to rear. Well tended area of lawn with neat beds of plants, shrubs and conifers. Additional side area of decorative stone ideal for tranquil relaxation enjoying raised railway sleeper beds of plants and shrubs. Outside tap. Side access to both sides. Door to garage/utility.

### FRONT GARDEN

Well manicured lawn with low level hedgerow to front, area of lawn with stepping stones to side gate. Beds of plants and shrubs. Long driveway leading to garage.

### GARAGE

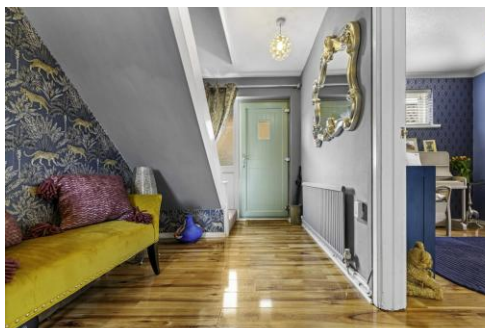
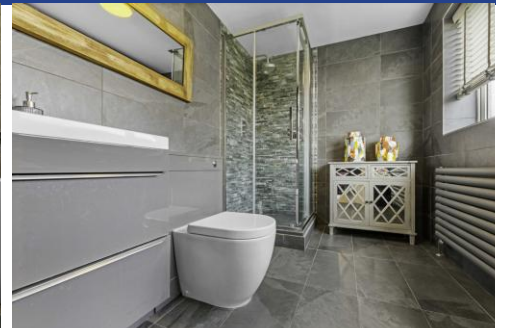
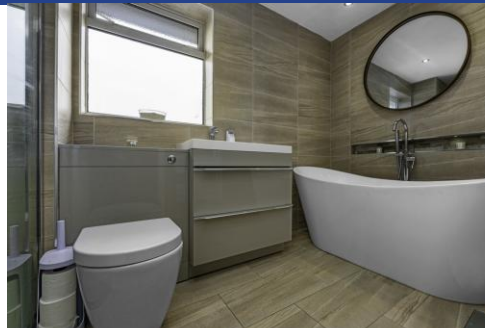
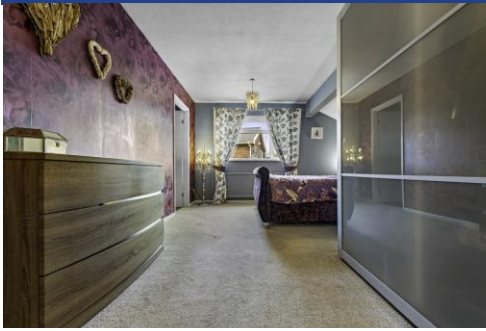
22' 6" x 8' 0" (6.87m x 2.45m)

With electric roller shutter door, power, lighting, plumbing for washing machine, window to rear and door to rear garden.

19 Parc-y-Bryn,  
Creigiau, Cardiff, CF15 9SE



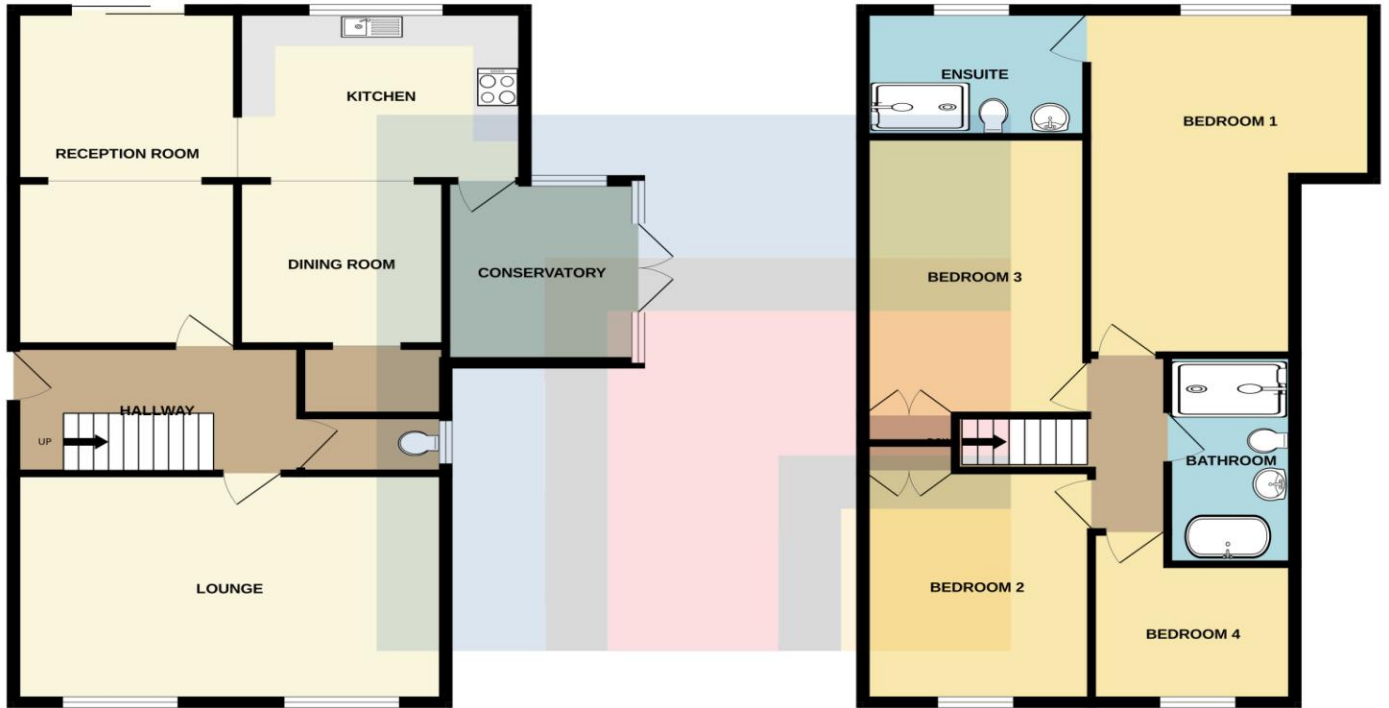
19 Parc-y-Bryn,  
Creigiau, Cardiff, CF15 9SE



# 19 Parc-y-Bryn, Creigiau, Cardiff, CF15 9SE

GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**mg.y.co.uk**

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.