

49 Parc-y-bryn,
Creigiau, Cardiff, CF15 9SE



Estate Agents and
Chartered Surveyors

Asking Price Of

£525,000



Detached Property



Property Description

**** EXTENDED FIVE BEDROOM FAMILY HOME WITH SUNNY SOUTH FACING REAR GARDEN ** NO CHAIN**

****** An extended, bright and spacious five bedroom garage linked detached family home in the much sought after area of Creigiau, being close to local amenities. Entrance porch, hallway with large storage, cloakroom, sitting/dining room, study/playroom, large lounge opening to the delightful conservatory, modern fitted kitchen. To the first floor are five bedrooms, a family bathroom and a separate family shower room. Gas central heating, double glazing. Beautifully presented south facing rear garden. Long and wide driveway to front leading to the garage. No chain. EPC Rating: tbc

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,604 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular location, in a quiet cul-de-sac in sought-after area 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 PORCH

Approached via a uPVC entrance door with double glazed window to upper part. Tiled flooring. Door to hall.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door with obscured glass windows to upper part leading to the spacious entrance hallway. Staircase to first floor. Two radiators. Window to side. Large storage cupboard.

CLOAKROOM

Comprising low level wc, wash hand basin. Full wall tiling. Obscured glass window to side.

SITTING/DINING ROOM

12' 0" x 8' 11" (3.66m x 2.73m)

Aspect to front. Radiator. Door to study.

STUDY/PLAYROOM

Overlooking the lawned front garden, versatile reception. Radiator.

LOUNGE

17' 4" x 14' 5"(max) (5.29m x 4.41m)

An excellent sized reception with patio doors to the conservatory. Radiator.

CONSERVATORY

12' 6" x 10' 10" (3.83m x 3.31m)

A large uPVC double glazed conservatory with glass double glazed roof. Fitted blinds throughout. French doors to rear patio. Quality laminate flooring. Radiator.

KITCHEN/BREAKFAST ROOM

20' 10" x 8' 7" (6.36m x 2.62m)

Well appointed along two sides in white high gloss fronts beneath granite worktop surfaces. Inset 1.5 bowl stainless steel sink. Inset five ring gas hob with cooker hood above. Integrated oven and grill. Integrated dishwasher. Integrated wine cooler. Matching range of eye level wall cupboards. American style fridge freezer. Door to side. French doors to rear garden with fitted blinds. Tiled flooring. Space for breakfast table. Under floor heating. Radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

14' 5" x 9' 10" (4.41m x 3.00m)

Overlooking the rear garden, a good sized principal bedroom. A range of fitted wardrobes. Radiator.

BEDROOM TWO

11' 11" x 9' 10" (3.64m x 3.00m)

Overlooking the entrance approach, a second double bedroom. A range of fitted wardrobes. Radiator.

BEDROOM THREE

11' 10" x 8' 7" (3.63m x 2.64m)

Aspect to rear, radiator.

BEDROOM FOUR

11' 0" x 9' 10" (max)(3.36m x 3.02m)

With triangular deep silled bay window to side. Built in wardrobe. Radiator.

BEDROOM FIVE

8' 10" x 8' 7" (2.71m x 2.63m)

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

FAMILY BATHROOM

7' 4" x 5' 10" (2.24m x 1.79m)

White suite comprising low level wc, wash hand basin with storage below, panelled bath with shower above, folding shower screen. Window to side. Full wall tiling. Electric shaver point. Chrome heated towel rail. Radiator.

FAMILY SHOWER ROOM

White suite comprising vanity wash basin with storage below and to sides. Shower cubicle with acrylic splashback. Tiled walls. Window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying an open south aspect With a paved patio leading onto an area of lawn with area of decorative stones with central railway sleeper steps leading to the rear circular paved patio. Fitted electric awning. Outside light. Outside tap. Side access

FRONT GARDEN

Long and wide driveway to front with area of decorative stones and inset plants and shrubs. Additional area of lawn. Timber gate to side giving access to rear garden.

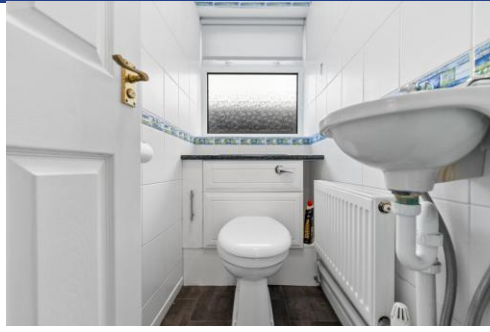
GARAGE

Attached single garage with up and over access door with rear through garage door giving access to the rear patio.

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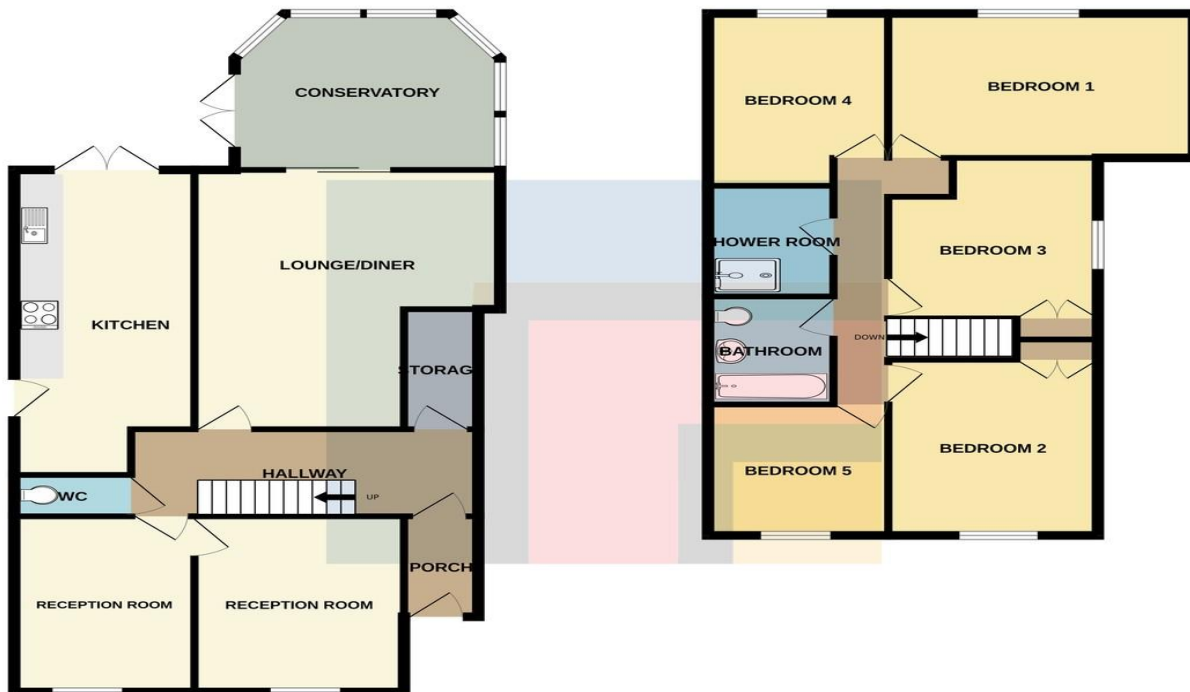
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GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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