

134 Parc Y Fro,

Creigiau, Cardiff, CF15 9SB

Asking Price Of

£390,000



Estate Agents and Chartered Surveyors



Semi-Detached House

4

1

2

2

Property Description

**** EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE IN CREIGIAU ** ** FIELD VIEWS TO REAR **** An opportunity to acquire this spacious family home in a cul-de-sac location in Creigiau. The property briefly comprises hallway, lounge, kitchen/diner, sitting room/study, utility room and wc. To the first floor there are four bedrooms and family bathroom. The property benefits from front and rear gardens, garage and driveway. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,314 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 is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

ENTRANCE

Entered via driveway with pathway to front door. Laid to lawn. Access to rear of property and garage. Water tap.

ENTRANCE HALLWAY

Entered via uPVC double glazed front door with matching side window. uPVC double glazed window to side. Part tiled and part wood flooring. Radiator. Stairs to first floor. Doors to lounge and kitchen/diner.

LOUNGE

13' 10" x 12' 0" (max) (4.219m x 3.661m)
Large uPVC double glazed window to front with pleasant outlook. Two radiators.

KITCHEN/DINER

17' 11" x 10' 5" (5.463m x 3.194m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary oak work surfaces. Integrated electric oven with gas hob and extractor hood over. Part tiled flooring and part wood flooring. Radiator. Tiled splashbacks. uPVC double glazed window and sliding patio doors to rear with superb field views. Space for fridge/freezer and dishwasher. Door to sitting room/study.

SITTING ROOM/STUDY

11' 1" (max) x 10' 5" (3.388m x 3.177m)
uPVC double glazed window to rear with lovely views. Radiator. Tiled flooring. Door to utility room.

UTILITY ROOM

5' 10" x 4' 0" (1.803m x 1.243m)
Tiled flooring. uPVC external door to front. Space for washing machine and tumble dryer. Door to:

WC

Fitted with a low level WC, wash hand basin and store cupboard. Radiator. Extractor fan. Tiled flooring and splashbacks.

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FIRST FLOOR LANDING

Doors to four bedrooms and the family bathroom. Loft access with pull down ladder (part boarded). Light tunnel.

BEDROOM ONE

15' 1" x 9' 5" (4.610m x 2.885m)
uPVC double glazed windows to front and rear with fantastic views. Radiator. Fitted wardrobe to one wall.

BEDROOM TWO

13' 8" x 11' 10" (max) (4.179m x 3.608m)
uPVC double glazed window to front. Radiator.

BEDROOM THREE

11' 10" (max) x 10' 8" (3.607m x 3.257m)
uPVC double glazed window to rear with views. Radiator. Cupboard housing recently installed gas combination boiler.

BEDROOM FOUR

9' 10" (max) x 6' 10" (3.003m x 2.099m)
uPVC double glazed window to front. Fitted cupboard. Radiator.

FAMILY BATHROOM

8' 3" x 5' 6" (2.538m x 1.694m)
A modern suite to include low lifeline WC, pedestal wash hand basin and panelled 'P' bath with mixer shower over. Fully tiled walls and floor. Spotlights. Extractor fan. uPVC double glazed window to rear. Ladder radiator.

OUTSIDE

REAR GARDEN

Mainly to lawn with stunning field views beyond. Paved and decked patio areas. Boundary wall and fence. Water tap.

GARAGE

A single up and over garage door. Light and power.

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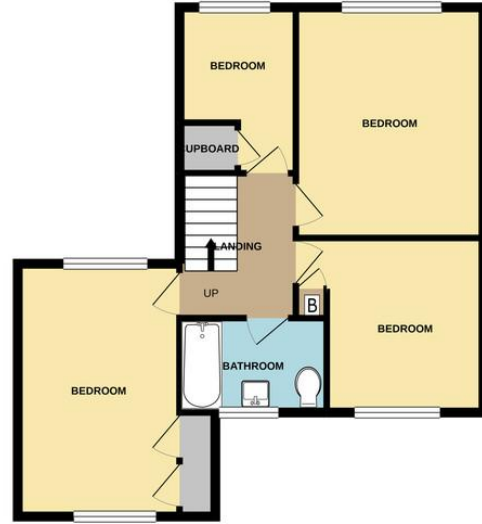


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GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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