



98 PARC-Y-COED
CREIGIAU
CARDIFF CF15 9LW

ASKING PRICE OF
£365,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI DETACHED ON A LARGE CORNER PLOT ** GARAGE ** NO CHAIN **** A bright and spacious three bedroom semi detached family home on a large corner plot enjoying a delightful south west facing rear garden and a large lawned front with long driveway leading to the garage. Entrance hallway, cloakroom, lounge with double doors to dining room, neat fitted kitchen. To the first floor are three bedrooms, each with a built in wardrobe and there is a family shower room. Gas central heating. Double glazed windows. No chain. EPC Rating: C

LOCATION

The property 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.

ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed windows to upper part leading to the square entrance hallway. Staircase to first floor. Radiator.

CLOAKROOM

Comprising low level wc and wash hand basin. Obscured glass window to front. Radiator.

LOUNGE

15' 6" x 13' 6" (4.74m x 4.13m)

Overlooking the large front garden, a good sized primary reception. Double doors leading to the dining room. Two radiators. Door to under stairs storage which also leads into the garage.

DINING ROOM

8' 5" x 7' 8" (2.58m x 2.34m)

With patio doors leading to the rear garden, ample space for a good sized family dining table. Radiator. Large archway leading to the kitchen.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 929 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

9' 2" x 8' 4" (2.81m x 2.56m)

Well appointed along three sides in woodgrain units beneath worktop surfaces. Inset 1.5 bow stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine and dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Wall mounted 'Baxi' gas central heating boiler. Window to rear.

FIRST FLOOR

LANDING

Approached via a single flight staircase leading to the central landing area. Airing cupboard housing the hot water cylinder with shelving.

BEDROOM ONE

11' 6" x 10' 0" (3.53m x 3.05m)

An excellent sized primary bedroom overlooking the large rear garden. Range of fitted bedroom furniture. Built in double wardrobe. Radiator.

BEDROOM TWO

10' 7" x 8' 11" (3.24m x 2.73m)

Overlooking the lawned front garden and driveway, a second double bedroom. Built in wardrobe. Radiator.

BEDROOM THREE

7' 10" x 7' 4" (2.39m x 2.26m)

Overlooking the large front garden, a good sized third bedroom. Over stairs storage cupboard. Radiator.

FAMILY SHOWER ROOM

6' 8" x 5' 8" (2.05m x 1.74m)

Quality white suite comprising low level wc, vanity wash basin with storage below and to side, corner shower cubicle with 'Mira' electric shower. Acrylic splash back to shower area and wall tiling to sink area. Obscured glass window to rear. Chrome heated towel rail and separate radiator.



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OUTSIDE

REAR GARDEN

A beautifully presented and sizeable south west facing rear garden with large paved patio leading onto an area of lawn with paved pathways leading to rear key block patio. Timber fence to two boundaries and brick wall to rear. Side access with gate. Outside lights.

FRONT GARDEN

Delightful large lawned gardens to front with a variety of well stocked beds containing plants and shrubs. Long driveway leading to the covered porch/carport entrance further leading to the garage. Side access leading to rear garden.

GARAGE

17' 3" x 8' 5" (5.28m x 2.59m)

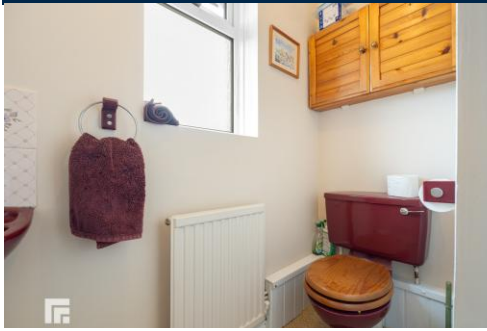
With up and over access door. Power and lighting. Cold water tap. Door to rear garden. Door to main residence. Potential for further storage in the eaves space.



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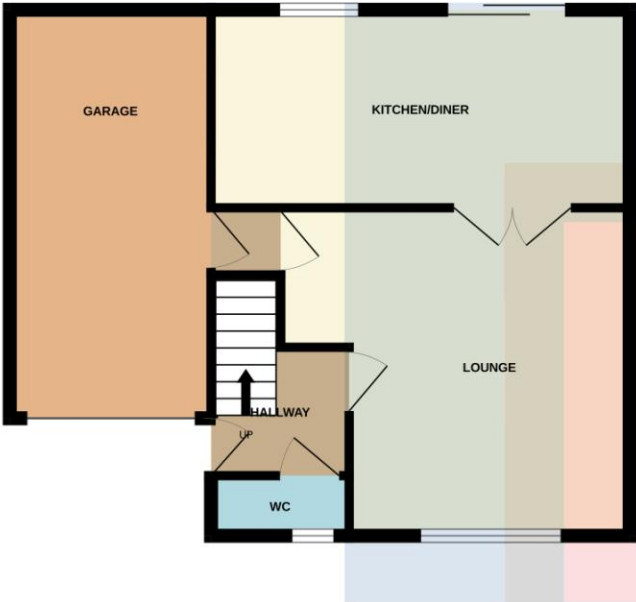


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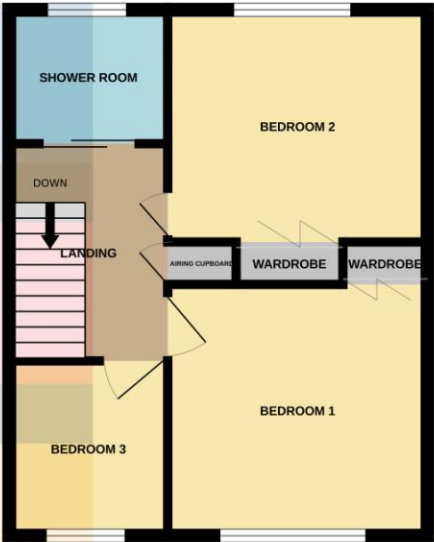


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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

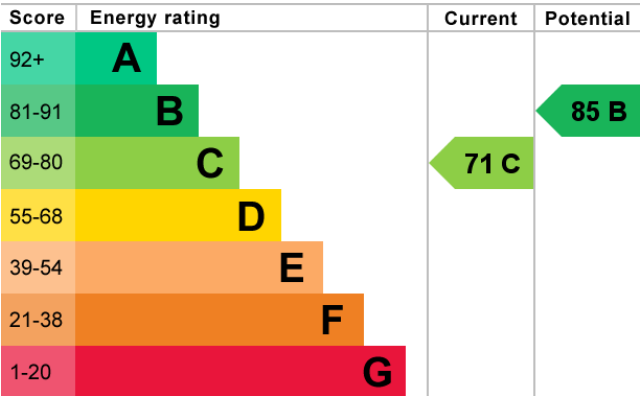


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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RADYR 029 2084 2124

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



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