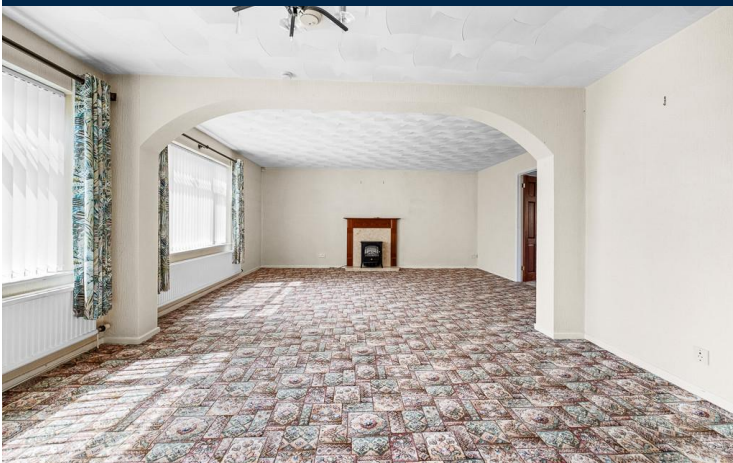




**85 PARC-Y-COED**  
**CREIGIAU**  
**CARDIFF CF15 9LZ**

ASKING PRICE OF  
**£500,000**



**DETACHED HOUSE**



**5**



**2**



**3**



**2**

**\*\* EXTENDED FIVE BEDROOM DETACHED FAMILY HOME \*\* NO CHAIN \*\*** An exceptionally spacious, extended five bedroom detached family home in the sought after area of Creigiau. Entrance hallway, cloakroom, large open plan lounge and diner, sitting room with patio doors to the rear garden, neat fitted kitchen. To the first floor are five bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Low maintenance rear garden with summer house. Driveway to front and side leading to the garage. No chain. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,745 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **LOCATION**

The property is situated in Creigiau, a semi rural village close to Cardiff. Creigiau has a village shop as well as recreational facilities, a public house and golf club. It also has an excellent primary school and is within the catchment area for Radyr Comprehensive school.

#### **ENTRANCE HALLWAY**

Approached via a uPVC entrance door leading to the spacious entrance hallway. Window to front. Radiator.

#### **CLOAKROOM**

Comprising low level wc and vanity wash basin with storage below. Full wall tiling. Obscured glass window to side.

#### **LOUNGE AND DINER**

27' 11" x 16' 10" (8.52m x 5.14m)

With two large windows to front, an excellent sized primary reception. Feature fireplace. Door to inner hallway. Door to kitchen. Door to sitting room. Two radiators.

#### **SITTING**

18' 4" x 14' 8" (5.61m x 4.49m)

French doors opening to the rear patio, a good sized second reception. Window to rear. Radiator.

#### **KITCHEN**

18' 2" x 10' 4" (5.54m x 3.17m)

Well appointed along four sides in wood grain finish fronts with chrome bar handles beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with concealed cooker hood above. Integrated oven and grill. Integrated dishwasher. Integrated fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Cupboard housing the 'Worcester' combi gas central heating boiler. Tiled splash back. Window to side and rear. Door to rear garden.

#### **INNER HALLWAY**

Staircase to first floor. Window to side.

#### **FIRST FLOOR**

#### **LANDING**

Approached via a quarter turning staircase leading to the L-shaped landing area. Access to roof space. Window to side. Radiator.

#### **BEDROOM ONE**

14' 7" x 10' 11" (4.47m x 3.35m)

Overlooking the rear garden, a good sized primary bedroom. Fitted wardrobe. Additional window to side. Door to ensuite. Radiator.

#### **ENSUITE SHOWER ROOM**

White suite comprising low level wc, glass wash hand basin with monoblock mixer tap and shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to rear. Radiator.

#### **BEDROOM TWO**

14' 8" x 9' 10" (4.49m x 3.02m)

Aspect to front, a second double bedroom. Fitted wardrobe. Radiator.



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## BEDROOM THREE

10' 11" x 10' 7" (3.34m x 3.23m)

Overlooking the rear garden, a third double bedroom. Radiator.

## BEDROOM FOUR

10' 10" x 10' 4" (3.31m x 3.17m)

Aspect to front, a fourth double bedroom. Radiator.

## BEDROOM FIVE

10' 10" x 6' 11" (3.32m x 2.12m)

Overlooking the entrance approach. Over stairs storage cupboard. Laminate flooring. Radiator.

## FAMILY SHOWER ROOM

6' 11" x 5' 4" (2.11m x 1.65m)

Modern white suite comprising low level wc, vanity wash basin with storage below, shower cubicle with folding glass shower screen. Full wall tiling. Obscured glass window to rear. Recessed spotlights. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Large paved patio leading onto an area of artificial lawn. Additional raised patio area to rear with timber summer house. Side access to front. Access to garage.

### FRONT GARDEN

Lawned front with inset shrubs and central low level trees. Two car side by side driveway to front with long driveway to side leading to the garage. Paved pathway leading to timber gate giving access to rear garden. Outside tap.

## GARAGE

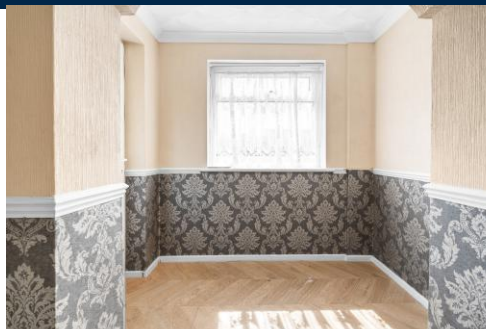
15' 10" x 8' 1" (4.84m x 2.47m)

Single garage with up and over access door. Power and lighting. Side door to rear garden.



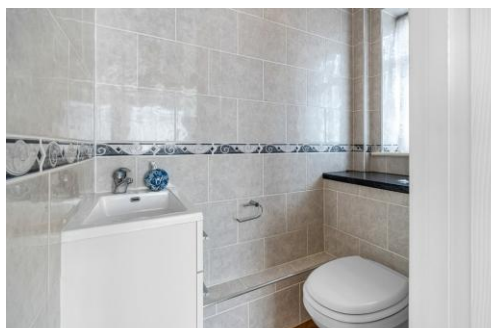
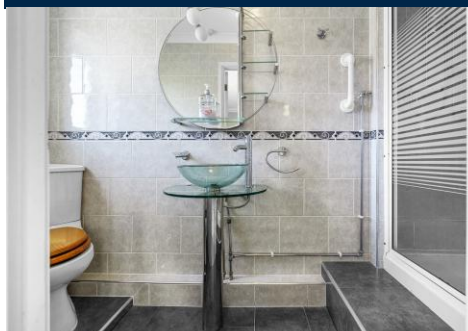


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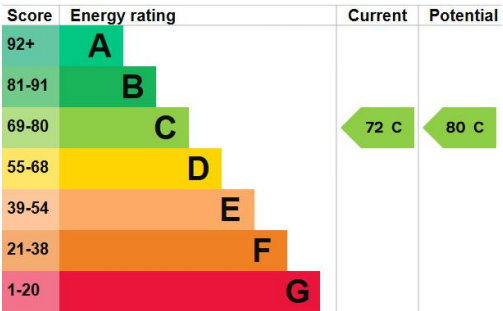
GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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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