



32 PARC Y FRO
CREIGIAU
CARDIFF CF15 9SA

ASKING PRICE OF
£440,000



SEMI-DETACHED PROPERTY



4



2



3



2

****EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME** NO CHAIN**** A well presented extended four bedroom semi-detached family home in the sought after location of Creigiau. Entrance porch, hallway, cloakroom, large lounge with French doors to rear garden, kitchen one, spacious dining room, walk-in pantry, kitchen two with large breakfast bar island. To first floor are four bedrooms, primary bedroom with en-suite bathroom, modern family shower room. Gas central heating. Double glazed windows. Delightful rear garden with composite relaxation area, artificial lawn, and lawned upper tier. To the front is a key block driveway with parking for two cars. No chain. EPC Rating: C

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 PORCH

Approached via a upvc door with obscured window to upper part. Windows to front. Tiled flooring. Door to hallway.

HALLWAY

Approached via upvc double glazed door into hallway. Door to cloakroom. Door to lounge. Radiator.

CLOAKROOM

White suite comprising of low level wc and wash hand basin. Full wall tiling. Tiled flooring.

LOUNGE

24' 9" x 14' 6" (7.56m x 4.42m)
A good sized primary reception room. Double glazed upvc window to front. Double French doors to rear garden. Door leading to staircase. Low level under stair storage cupboard. Two radiators.

KITCHEN ONE

16' 6" x 15' 5" (5.04m x 4.70m)
A range of base and eye level units appointed along two sides below quartz counter top. Integrated, dishwasher, washing machine, tumble dryer and fridge freezer. Inset acrylic sink with worktop side draine, rose gold monoblock mixer tap. Tiled splash. Concealed glow-worm combo gas central heating boiler. Central breakfast bar island with solid wood worktop, with storage below. Tiled flooring. Door to front. Window to side. Recess spotlights. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1674 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

PANTRY

7' 7" x 3' 4" (2.33m x 1.03m)
Walk in pantry with shelving units

DINING ROOM

16' 1" x 13' 9" (max) (4.92m x 4.20m)
An excellent sized family dining room with French doors to rear garden. Windows to rear and side aspect. Access to walk in pantry. Tiled flooring. Radiator.

KITCHEN TWO

10' 5" x 7' 8" (3.19m x 2.36m)
A range of base and eye level units appointed along two sides below quartz effect laminate countertops. Space for range cooker with hood. Inset china sink with drainer, monoblock mixer tap. Breakfast bar. Tiled splash back. Marble Tiled flooring. Window to rear.

FIRST FLOOR

LANDING

Approached via quarter turning staircase leading to central landing area. Window to front. Loft access.

BEDROOM ONE

15' 2" x 11' 1" (4.63m x 3.38m)
A good sized primary bedroom. Window to front. Large built in wardrobes. Door to en-suite. Radiator.

ENSUITE

7' 3" x 5' 4" (2.23m x 1.65m)
A white suite comprising of low level wc, wash hand basin, P-shaped bath with curved glass shower screen, triton electric shower above. Full wall tiling. Window to side. Electric shaver point. Chrome heated towel rail.

BEDROOM TWO

14' 0" x 9' 5" (4.27m x 2.89m)
Overlooking the entrance approach, a second good sized double bedroom. A range of wardrobes to one side with sliding fronts. Laminate flooring. Radiator.



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BEDROOM THREE

11' 7" x 10' 5"(max) (3.55m x 3.20m)

Overlooking the rear garden, a third double bedroom. Fitted wardrobe. Additional storage cupboard. Radiator.

BEDROOM FOUR

10' 2" x 6' 10"(max) (3.11m x 2.10m)

Overlooking the front approach. Built in storage cupboard. Radiator.

FAMILY SHOWER ROOM

8' 5" x 5' 7" (2.57m x 1.71m)

A white suite comprising of low level wc, vanity sink with storage below, large wall in shower with glass screen panel with mira shower overhead. Full wall tiling. Tiled flooring. Obscured glass window to rear. Recess spotlights. Heated towel rail.

OUTSIDE

REAR GARDEN

A large enclosed rear garden with composite decked relaxation area with inset lights. Leading up to an area of artificial lawn and decorative stone with inset paved stepping stones, further leading to an area of lawn to rear. Hard stand space for large shed. Resin pathway to side access. Outside PowerPoint. Outside light.

FRONT

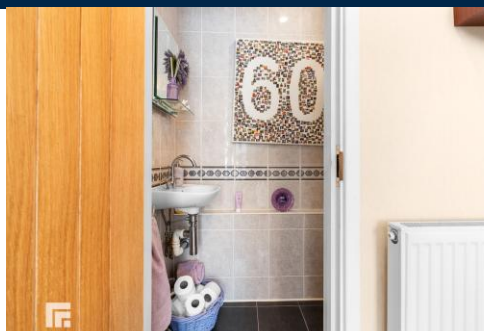
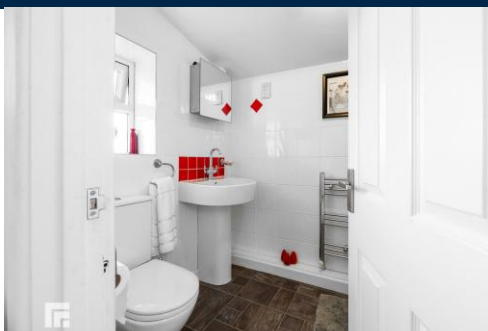
Area of lawn with key lock paved pathway leading to front. Wide key block driveway, providing parking for two cars. Access to side.



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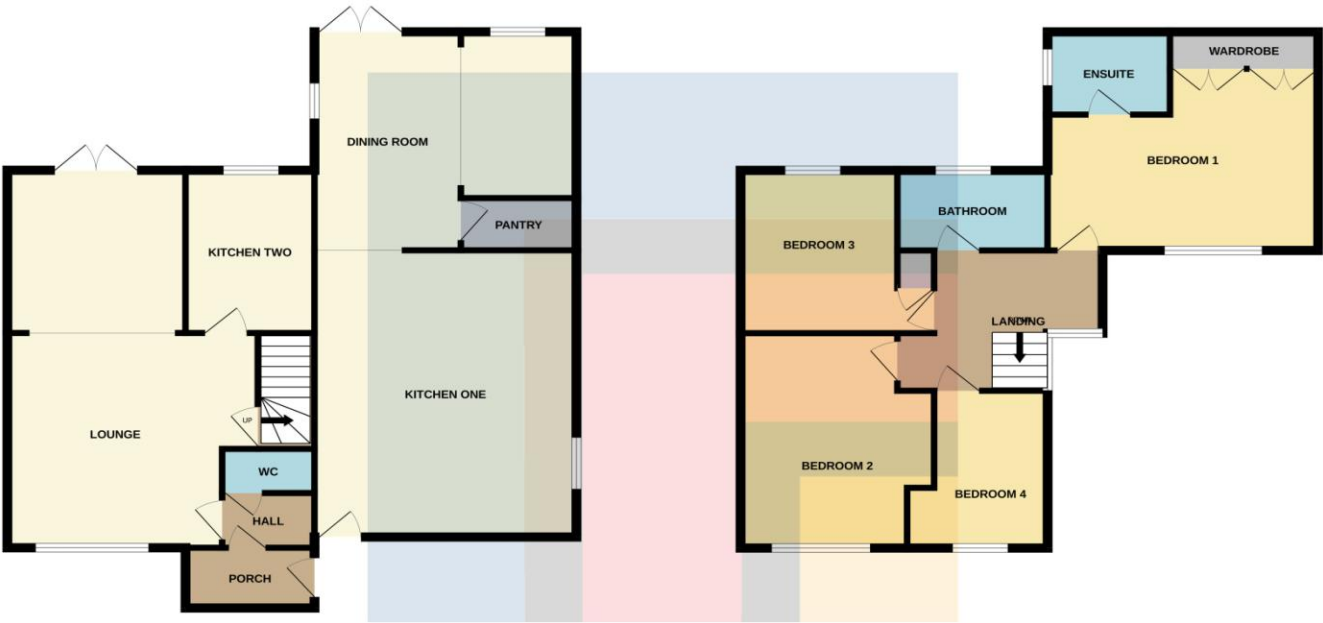
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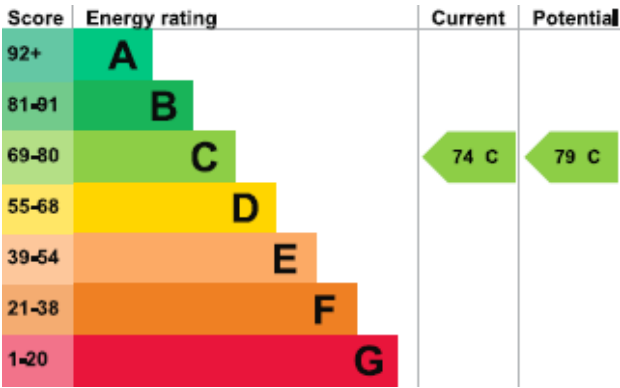
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GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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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