



1 PARC-Y-BRYN
CREIGIAU
CARDIFF CF15 9SE

ASKING PRICE OF
£375,000



DETACHED BUNGALOW



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**** THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER CREIGIAU**
**** NO CHAIN **** A delightful three bedroom detached family house in the sought after area of Creigiau being a short distance from Creigiau Golf Club and amenities. Entrance hallway, spacious lounge with patio doors to rear garden, neat fitted kitchen, dining room or bedroom three, two further bedrooms, shower room and separate wc. Gas central heating (boiler fitted 2024). Double glazed windows. Delightful rear garden comprising paved patio, lawn and veg patch with green house. Long driveway to front leading to the 8 meter garage and workshop with electric access door. No chain. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 750 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 double glazed entrance door leading to the spacious hallway. Built in storage cupboard. Radiator.

LOUNGE

18' 4" x 10' 5" (5.61m x 3.20m)
An excellent sized lounge with patio doors opening to the delightful rear garden. Radiator.

DINING ROOM/BEDROOM THREE

8' 0" x 7' 10" (2.45m x 2.40m)
Aspect to side, a versatile bedroom or dining room. Radiator.

KITCHEN

10' 9" x 9' 10" (3.30m x 3.01m)
Appointed along three sides with units and worktops. Inset stainless steel sink with two side drainers. Space for cooker. New dishwasher to remain. Plumbing for washing machine. Matching range of eye level wall cupboards. Pantry storage with shelving. Additional cupboard housing the modern combi gas central heating boiler. Tiled flooring. Window overlooking the rear garden. Door to side lobby.

SIDE LOBBY

With door from driveway and door to garden. Tiled flooring. Door to kitchen.

BEDROOM ONE

13' 6" x 10' 11" (4.13m x 3.33m)
Overlooking the lawned front garden, a good sized primary bedroom. Radiator.

BEDROOM TWO

10' 5" x 9' 5" (3.19m x 2.89m)
Aspect to front, a good sized second bedroom. Radiator.

SHOWER ROOM

7' 4" x 4' 9" (2.26m x 1.45m)
Modern shower room with walk in disability shower with side. Wash hand basin. Full wall tiling. Obscured glass window to side. Radiator.

SEPARATE CLOAKROOM

Low level wc. Tiled flooring. Obscured glass window to side. Radiator.

OUTSIDE

REAR GARDEN

A delightful rear garden comprising paved patio leading onto an area of lawn with central paved patio and rockery. Paved pathways. Veg patch and green house. Enclosed by timber fencing. Access via both sides. Outside tap. Outside lighting. Door to garage and workshop.

FRONT GARDEN

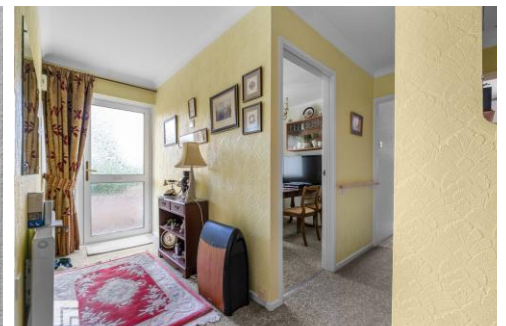
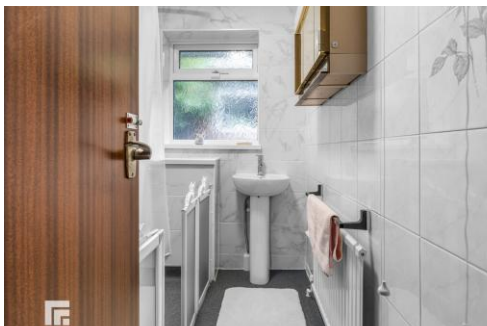
Area of lawn to front. Long driveway leading to garage.

GARAGE AND WORKSHOP

26' 8" x 7' 9" (8.13m x 2.38m)
Electric up and over access door. Power and lighting. Rear extension providing workshop area.

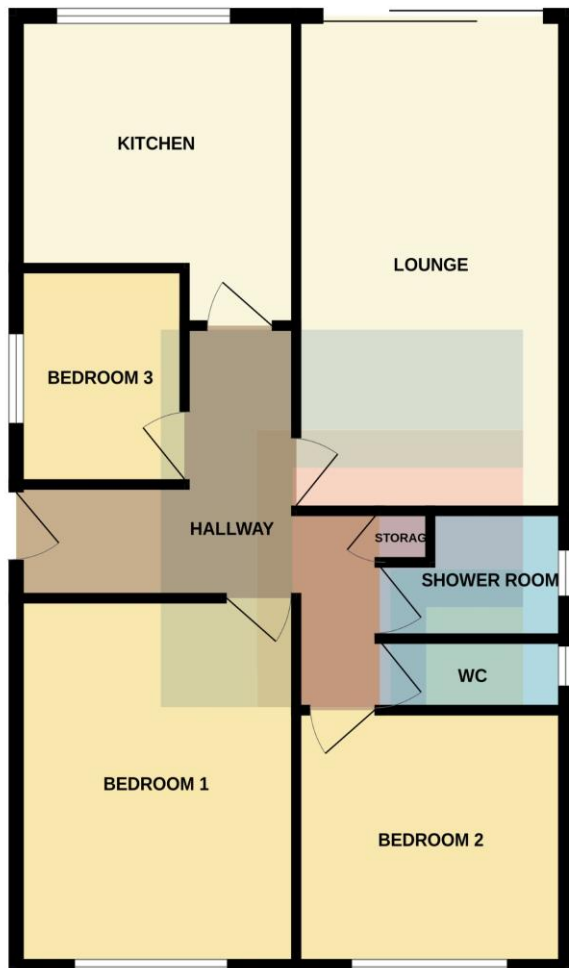


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GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.

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