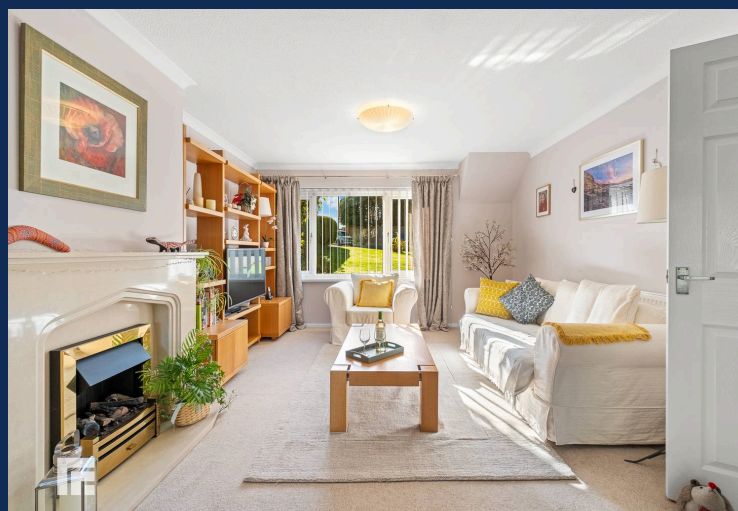




56 Parc-y-Coed, Creigiau

£479,950 Freehold

A beautifully presented four good sized bedroom detached family home in the sought after area of Creigiau, enjoying an attractive paved patio and lawned rear garden. Entrance hallway, cloakroom, large lounge with patio doors to rear garden, spacious dining room opening to the modern fitted kitchen. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Attractive lawned and paved rear garden. Keyblock driveway to front. Garage. EPC Rating: C

Council Tax band: G

Tenure: Freehold

DESCRIPTION

**** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME ** DELIGHTFUL REAR GARDEN ** GARAGE **** A beautifully presented four good sized bedroom detached family home in the sought after area of Creigiau, enjoying an attractive paved patio and lawned rear garden. Entrance hallway, cloakroom, large lounge with patio doors to rear garden, spacious dining room opening to the modern fitted kitchen. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Attractive lawned and paved rear garden. Keyblock driveway to front. Garage. 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 aslo has an excellant primary school and is within the catchment area for Radyr Comprehensive school.

ENTRANCE HALLWAY

Dimensions: 9' 6" x 7' 3" (2.90m x 2.21m). Approached via a uPVC entrance door leading to the spacious hallway. Window to front. Staircase to first floor. Door to dining room. Laminate flooring. Low level under stairs storage cupboard. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Laminate flooring. Tiled splash back. Obscured glass window to side. Radiator.

DINING ROOM

Dimensions: 15' 3" x 9' 10" (4.67m x 3.00m). An excellent sized reception with french doors. French doors to side patio. Laminate flooring. Two radiators. Large opening to kitchen.

KITCHEN

Dimensions: 11' 7" x 10' 4" (3.55m x 3.15m). Well appointed along three sides in woodgrain effect finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Space for slot in cooker with cooker hood above. Integrated dishwasher. Integrated washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Window to rear and Upvc door to side. Electric plinth heater. Recessed spotlights.

LOUNGE

Dimensions: 25' 9" x 12' 3" (7.86m x 3.75m). An excellent sized primary reception with window overlooking the

ENSUITE SHOWER ROOM

Dimensions: 8' 7" x 4' 7" (2.63m x 1.40m). Modern white suite comprising low level wc, wash hand basin, large shower cubicle with twin chrome head shower. Full wall tiling. Obscured glass window to side. Chrome heated towel rail.

BEDROOM TWO

Dimensions: 11' 2" x 10' 8" (3.42m x 3.27m). Overlooking the delightful rear garden, a second double bedroom. Built in wardrobe. Radiator.

BEDROOM THREE

Dimensions: 12' 2" x 9' 4" (3.72m x 2.85m). Aspect to front, a third double bedroom. Radiator. Built in airing cupboard housing the 'Worcester' combi gas central heating boiler and radiator.

BEDROOM FOUR

Dimensions: 11' 8" x 6' 11" (3.56m x 2.12m). Aspect to rear, a good sized fourth bedroom. Radiator.

FAMILY BATHROOM

Dimensions: 8' 7" x 5' 6" (2.62m x 1.70m). Modern white suite comprising low level wc, wash hand basin, panelled bath with shower above. Wall tiling to splash back areas. Obscured glass window to side. Radiator.

OUTSIDE

REAR GARDEN

A beautifully maintained rear garden comprising paved patio and Keyblock patio to side, leading into a shaped area of lawn with near borders of plants and shrubs. Decorative stone pathways leading to rear paved patio and greenhouse. Outside tap. Side access. The garden backs onto a small stream.

FRONT GARDEN

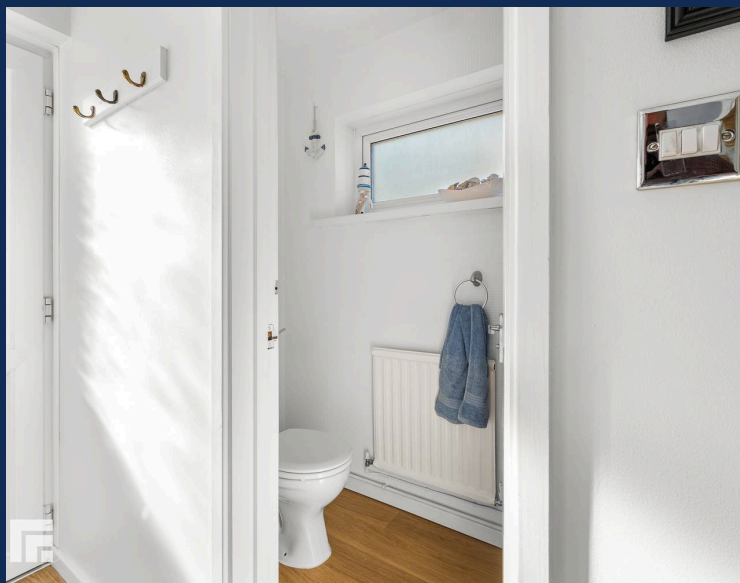
Long and wide Keyblock driveway. Access to side. Area of lawn with inset plants and shrubs.

GARAGE

Dimensions: 22' 7" x 9' 4" (6.89m x 2.87m). An excellent sized garage with up and over access door. Window to rear. Power and lighting. Door to garden.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



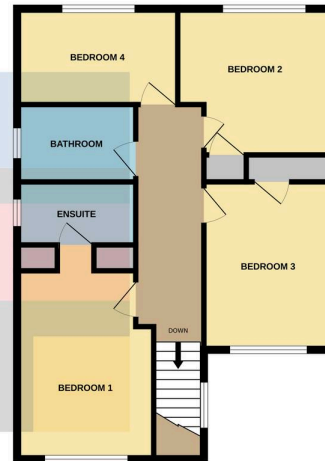




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



FIRST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq ft (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 contract, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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