

# Parc-Y-Felin

CREIGIAU, CARDIFF, CF15 9PA

**GUIDE PRICE £365,000**

**Hern &  
Crabtree**





# Parc-Y-Felin

A rare opportunity to acquire this well-presented and versatile two double bedroom detached bungalow, ideally situated in the highly sought-after location of Parc Y Felin in Cregiau.

Having been a much-loved family home for over 26 years, this property is offered to the market for the first time in more than two decades.

Perfect for anyone looking to downsize, the spacious accommodation briefly comprises: An inviting entrance hallway, a lovely size lounge with patio doors opening onto the rear garden, a separate dining room leading into a fitted kitchen, a utility room, and a half garage. There are two good size double bedrooms and a shower room.

Externally, the property boasts a low-maintenance, sunny aspect rear garden, perfect for relaxing or entertaining. To the front, a long driveway provides ample off-street parking.

Parc Y Felin is located within the popular village of Creigiau, the property enjoys easy access to Cardiff while offering a range of local amenities including a village shop, recreational facilities, public house, and golf club.

This charming bungalow offers excellent potential in a prime village location and early viewing is highly recommended.



**1005.00 sq ft**

### Entrance Hall

Entered via a pvc front door, radiator, dado rail, coved ceiling, access to loft space.

### Living Room

Double obscure glazed window to the side, double glazed sliding patio doors to the rear, coved ceiling, two radiators.

### Dining Room

Double glazed window to the side, coved ceiling, radiator, wood floors, archway to the kitchen.

### Kitchen

Double glazed window to the rear, wall and base units with worktop over, a four ring electric hob, integrated oven beneath, one and a half stainless steel sink and drainer, integrated dishwasher, integrated fridge, radiator, combination boiler is situated in the kitchen, coved ceiling, tiled walls, tiled floor.

### Utility

utility room with tiled floor, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, part tiled walls, a pvc door to the rear.

### Half Garage

up and over door to the front, power.

### Bedroom One

Double glazed bay window to the front, radiator, coved ceiling.

### Bedroom Two

Double glazed window to the font, radiator.

### Bathroom

Two double obscure glazed windows to the side, a walk in shower, w.c and wash hand basin, radiator, coved ceiling, tiled walls, tiled floor.

### Rear Garden

Enclosed by timber fencing, paved garden, cold water tap, mature flower beds.

### Front

Driveway to the front, stone chipping area.

### Tenure and Additional Information

We have been advised by the seller that the property is freehold and the council tax band is E

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

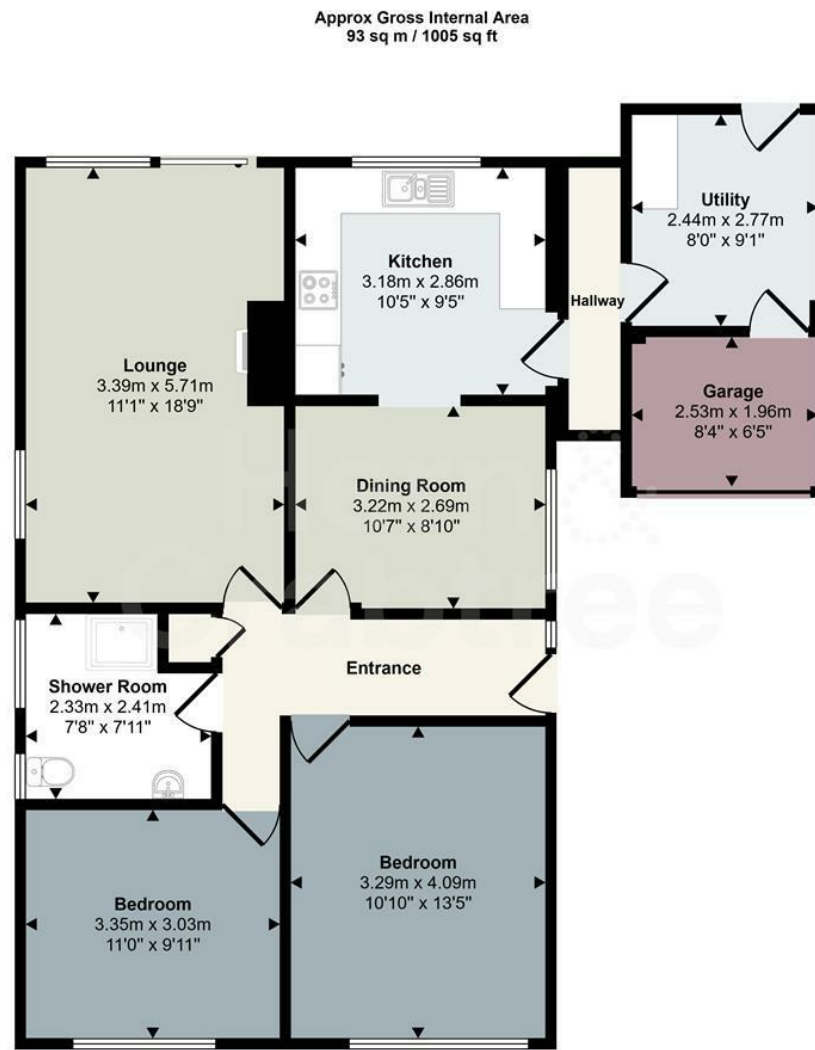
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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# Hern & Crabtree

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