



67 PARC-Y-BRYN
CREIGIAU
CARDIFF CF15 9SE

£375,000



DETACHED BUNGALOW



3



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1



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**** THREE BEDROOM DETACHED BUNGALOW ** NO CHAIN ** NEW CARPETS **** A bright and spacious three bedroom detached bungalow in the sought after village of Creigiau. Entrance hallway, large lounge with patio door to conservatory, neat fitted kitchen, three bedrooms and a family bath and shower room. Gas central heating. Double glazing. Paved patio and lawned rear garden. Lawned front garden and long driveway to side. Garage with rear utility room extension. No chain. EPC Rating: D

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 HALL

Approached via a uPVC entrance door leading to the entrance hallway. Doors to all rooms. Storage cupboard. Radiator.

LOUNGE

18' 3" x 10' 5" (5.57m x 3.19m)
A good sized primary reception with patio doors opening to the conservatory. Radiator.

CONSERVATORY

9' 9" x 7' 0" (2.99m x 2.14m)
Overlooking the delightful rear garden, a uPVC double glazed conservatory. Patio doors to rear patio. Tiled flooring.

KITCHEN

10' 11" x 9' 7" (3.33m x 2.94m)
With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven and grill. Matching range of eye level

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 837 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

wall cupboards. Plumbing for dishwasher. Space for fridge freezer. Tiled splash back. Storage cupboard. Cupboard housing 'Worcester' combi gas central heating boiler. Tiled flooring. Upvc double glazed door to side. Window overlooking the rear garden. Radiator.

BEDROOM ONE

13' 5" x 10' 10" (4.11m x 3.32m)
Overlooking the lawned front garden and entrance approach, a good sized primary bedroom. A range of fitted wardrobes and bedroom furniture. Radiator.

BEDROOM TWO

10' 6" x 9' 6" (3.21m x 2.91m)
Overlooking the lawned front garden, a good sized second bedroom. Radiator.

BEDROOM/DINING ROOM

8' 3" x 7' 10" (2.54m x 2.41m)
Aspect to side, a versatile third bedroom or dining room. Radiator.

OUTSIDE

REAR GARDEN

Large paved patio with steps to an area of lawn with neat borders of plants and shrubs. Additional rear paved patio.

FRONT GARDEN

Lawned front garden. Paved pathways. Long driveway leading to garage. Gate giving access to rear garden.

UTILITY ROOM

Extension to the rear of the garage. UPVC entrance door with window to side. Power and lighting.

GARAGE

Single garage with up and over access door.

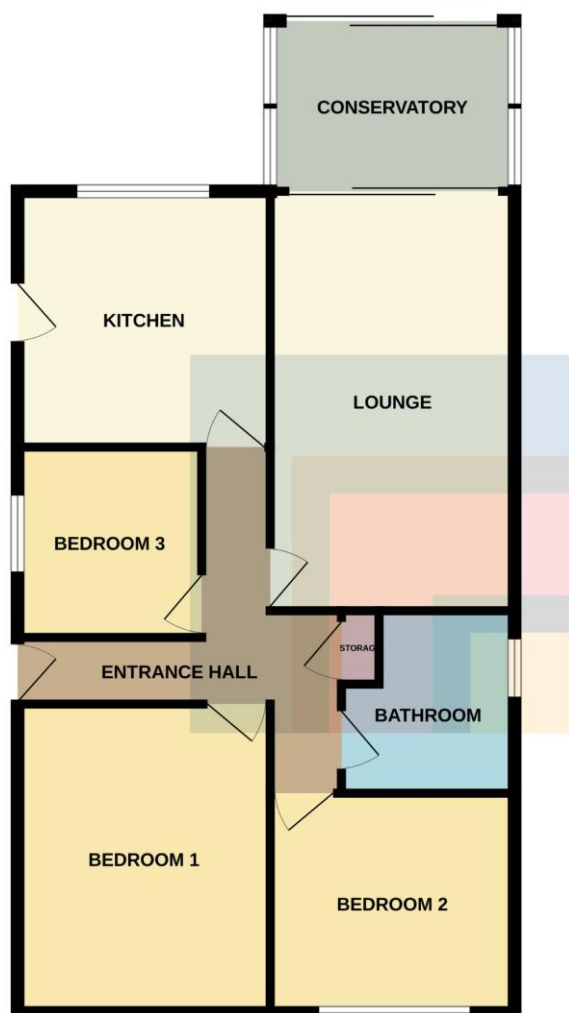


67 PARC-Y-BRYN, CREIGIAU, CARDIFF CF15 9SE



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GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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