28 Parc-y-Bryn, Creigiau

£525,000 Freehold

A beautifully presented four double bedroom detached family home, completely modernised throughout, on a large plot at the head of a quiet close, with a large southerly facing rear garden backing onto woodland, in the sought after village of Creigiau. Entrance hallway, ground floor shower room, large lounge, spacious open plan kitchen/dining and family room with breakfast bar island and doors to the magnificent rear garden. To the first floor are four good sized bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazed windows throughout. Decked relaxation area and lawned southerly facing rear garden. Long driveway leading to the garage. EPC Rating: D

Council Tax band: F

Tenure: Freehold

ENTRANCE HALLWAY
Approached via a composite entrance door leading to the entrance hallway. Quality laminate flooring. Under stairs storage cupboard. Radiator.

SHOWER ROOM
Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome twin head shower above. Wall tiling to splash back areas. Obscured glass window to side. Concealed airing cupboard housing the 'Worcester' combi gas central heating boiler.

LOUNGE
18' 10" x 11' 11" (5.73m x 3.62m)
A sizeable reception with two large windows to front. Two radiators.

KITCHEN/DINING AND FAMILY ROOM
18' 8" x 17' 7" (5.70m x 5.35m)
A superb open plan kitchen/dining and family room. The kitchen is well appointed along two sides in light finish fronts with chrome bar handles with solid worktops above. Inset 1.5 bow sink with side drainer. Integrated fridge freezer. Integrated washing machine. Matching range of eye level wall cupboards. Matching breakfast bar island with inset four ring hob with cooker hood above. Ample space for large family dining and seating. Large patio doors opening to the magnificent southerly facing rear garden. Quality laminate flooring throughout. Two radiators.

FIRST FLOOR LANDING
Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

BEDROOM ONE
11' 11" x 9' 10" (3.64m x 3.00m)
Overlooking the lawned front garden and quite close, a good sized primary bedroom. Radiator.

BEDROOM TWO
12' 2" x 9' 10" (3.71m x 3.00m)
Overlooking the exceptionally large rear garden, a second double bedroom. Built in wardrobe. Radiator.

BEDROOM THREE
8' 10" x 8' 8" (2.69m x 2.64m)
Enjoying views over the attractive rear garden, a third double bedroom. Built in wardrobe. Radiator.

BEDROOM FOUR
8' 10" x 8' 7" (2.70m x 2.62m)
Aspect to front, a fourth double bedroom. Radiator.

FAMILY BATHROOM
7' 5" x 5' 8" (2.25m x 1.72m)
Quality white suite comprising low level wc, wash hand basin and panelled bath with shower mixer tap. Wall tiling to splash back areas. Recess storage cupboard with shelving. Heated towel rail.

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.

REAR GARDEN

An excellent sized rear garden enjoying a south facing rear garden with large decked relaxation area leading into a sizeable area of lawn. Rear area of decked relaxation with pergola over. Enclosed by timber fencing. Access to side.

FRONT GARDEN

Large lawned front garden with neat borders of hedgerow and bark chippings.

DRIVEWAY

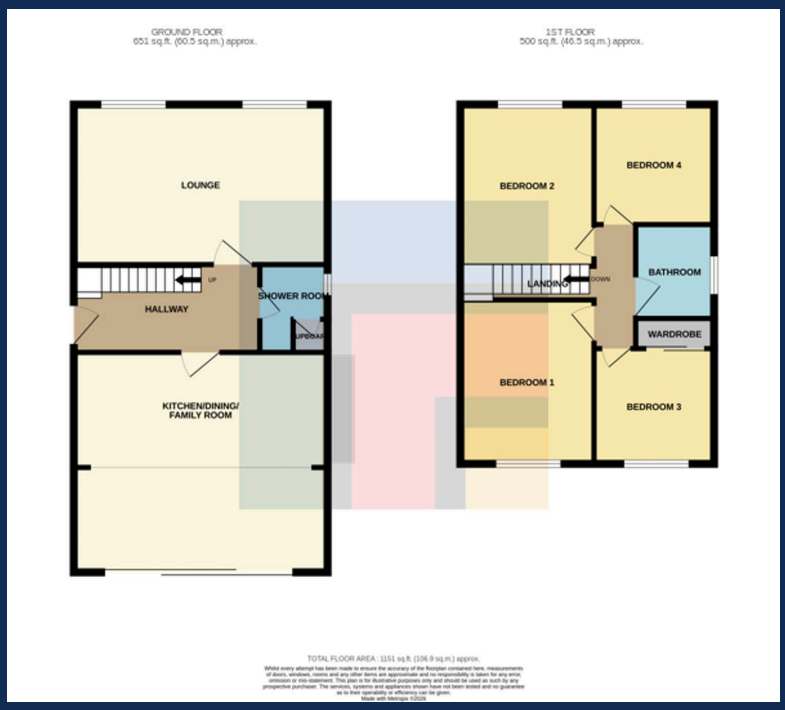
1 Parking Space

Car charging point. Long driveway to side leading to the garage.

GARAGE

Single Garage

5.13 x 2.50 With up and over access door. Power and lighting. Door to rear garden.



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Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA

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