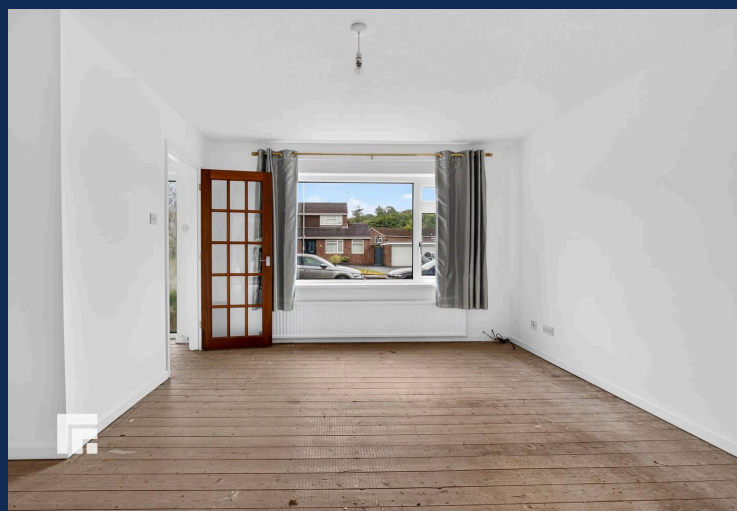
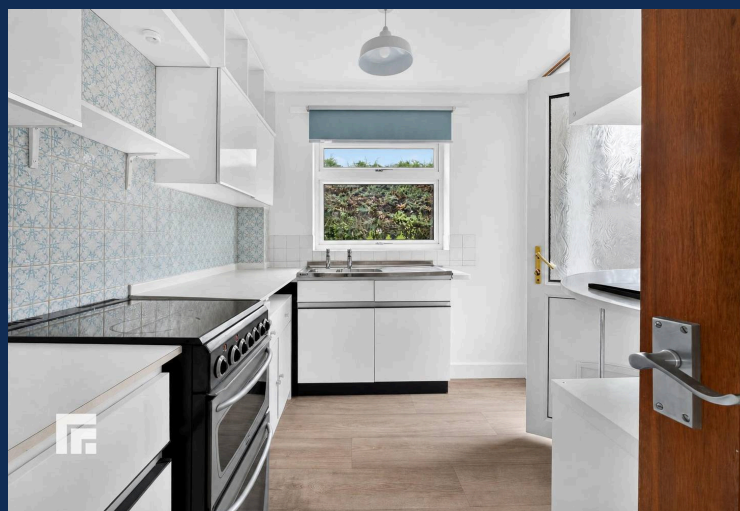




19 Parc Y Fro, Creigiau

£325,000 Freehold

A three bedroom semi detached family home in the sought after village of Creigiau being a short distance from local amenities including Tesco Express, pharmacy, pubs and golf club. Entrance hall, cloakroom, lounge, dining room with door to the rear garden, kitchen. To the first floor are three bedrooms and a family shower room. Gas central heating. Double glazing. West facing paved patio and lawned rear garden. Lawn to front and driveway leading to the garage. No Chain. EPC Rating: tbc

Council Tax band: TBD

Tenure: Freehold

Entrance Hallway

Entered via upvc double glazed door with obscured glass to upper part leading to entrance hallway. Door to wc. Radiator.

Cloakroom

Mint Green suite comprising of low level wc, sink with chrome taps. Tiled splash backs. Obscured glass window to side.

Lounge

15' 1" x 13' 9" (4.60m x 4.19m)

A bright and open lounge overlooking the entrance approach. Stairs leading to first floor with storage below. Radiator.

Dining Room

10' 6" x 9' 7" (3.19m x 2.93m)

Upvc double glazed sliding door leading to rear garden. Radiator.

Kitchen

10' 6" x 7' 9" (3.20m x 2.37m)

Appointed along two sides, a range of eye and base level units below laminate worktops. Stainless steel sink with side drainer. Tiled splash back areas. Space for range cooker. Boiler to corner with breakfast bar below. Additional storage cupboard below stairs. Window overlooking the rear garden. Upvc double glazed obscured glass door to side leading to rear garden.

First Floor Landing

Approached via quarter turning staircase to central landing area. Doors to all rooms. Window to side. Loft access.

Bedroom One

13' 10" x 11' 8" (4.21m x 3.55m)

A bright and spacious primary bedroom with window overlooking the front entrance approach. Radiator.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

A good sized second bedroom with window to rear. Radiator.

Bedroom Three

10' 0" x 7' 1" (3.06m x 2.17m)

Window overlooking the front entrance approach. Storage cupboard. Radiator.

Family Bathroom

7' 0" x 5' 8" (2.14m x 1.73m)

A white suite comprising of low level wc, sink with chrome mixer tap, ample storage below laminate worktops. Shower cubicle with chrome shower head, glass sliding door, tiled back splash. Half tiled walls. Electric shaver point. Radiator. Obscured glass window to rear.

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

A delightful westerly facing rear garden with paved patio leading onto a large area of lawn. Side access. Door to garage. Outside light. Outside tap.

FRONT GARDEN

Area of lawn to front.

DRIVEWAY

1 Parking Space

Driveway to side leading to garage.

GARAGE

Single Garage

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



RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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