



65 PARC-Y-COED
CREIGIAU
CARDIFF CF15 9LZ

ASKING PRICE OF
£515,000



DETACHED HOUSE



4



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**** FOUR BEDROOM DETACHED ** HEAD OF QUIET CLOSE ** NO CHAIN ** A**
spacious four bedroom detached in the sought after village of Creigiau. Spacious entrance hallway, large lounge & diner, modern fitted kitchen with integrated appliances, utility room, a sizeable sitting/playroom, two ground floor bedrooms and a modern family bathroom. To the first floor are two double bedrooms and a family shower room. Gas central heating. Double glazed windows. Decked relaxation, pressed concrete patio and lawned rear garden enjoying a southerly aspect. Ample parking to front and side. Garage. EPC Rating: D

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. Storage cupboard. Low level under stairs storage cupboard. Radiator.

LOUNGE & DINER

18' 6" x 14' 1" (5.66m x 4.31m)
With door to rear decked relaxation area, a good sized reception open plan with kitchen. Ample space for seating and dining. Quality wood effect tiled flooring with under floor heating. Door to sitting room.

KITCHEN

18' 9" x 10' 7" (5.74m x 3.25m)
An impressive rear extension with tall vaulted ceiling with four velux windows to pitch. Two windows overlooking the rear garden. Modern kitchen appointed along three sides in light panelled fronts beneath granite worktop surfaces. Inset 1.5 bowl ceramic sink with worktop side drainer. Space for range style cooker with cooker hood above. Integrated oven with plate warming drawer below. Integrated full size fridge. Integrated full size freezer. Integrated large wine cooler. Matching range of eye level wall cupboards. Worktop breakfast bar. Wood effect tiled flooring with under floor heating. Door to utility room.

UTILITY ROOM

7' 10" x 6' 3" (2.39m x 1.91m)
With units and wood work surfaces to two sides. Inset two bowl ceramic sink. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for tumble dryer. Window and door to side. Chrome heated towel rail. Wood effect tiled flooring with under floor heating.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,605 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SITTING/PLAY ROOM

16' 2" x 12' 0" (4.95m x 3.66m)
A sizeable, versatile reception with door to rear conservatory. Window to side. Laminate flooring. Radiator.

CONSERVATORY

9' 10" x 5' 4" (3.01m x 1.64m)
With doors to rear garden.

BEDROOM THREE

13' 10" x 10' 11" (4.22m x 3.35m)
Overlooking the entrance approach and quiet close, a good sized double bedroom. Radiator.

BEDROOM FOUR

9' 11" x 7' 10" (3.03m x 2.41m)
Aspect to front. Storage cupboard on approach. Radiator.

FAMILY BATHROOM

8' 2" x 7' 9" (2.49m x 2.37m)
A sizeable modern family bathroom with white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Two obscured glass windows to side. Radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. window to side. Large walk in airing cupboard housing the combi gas central heating boiler.

BEDROOM ONE

14' 7" x 12' 0" (4.45m x 3.66m)
A good sized primary bedroom with windows to front and side. Fitted wardrobes. Radiator.

BEDROOM TWO

14' 4" x 11' 1" (4.39m x 3.40m)
With windows to two aspects, a good sized second double bedroom. Fitted wardrobes. Radiator.

FAMILY SHOWER ROOM

7' 6" x 5' 10" (2.30m x 1.79m)
Modern white suite comprising low level wc, vanity wash



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basin with storage below, large walk in shower cubicle with twin chrome shower heads above. Acrylic splash back to wet areas. Obscured glass window. Electric shaver point. Tiled flooring. Heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a south facing aspect, with a decked relaxation area and covered verandah leading onto a pressed concrete patio and further area of lawn. Access to side. Enclosed by timber fencing to majority of boundaries.

FRONT GARDEN

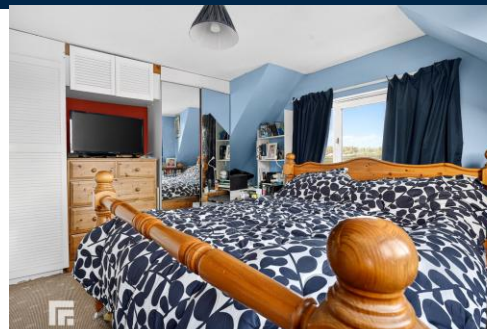
With long driveway to side leading to garage. Pressed concrete driveway providing additional parking to front. Access to side.

GARAGE

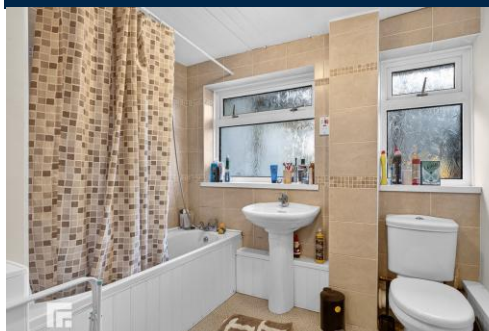
With up and over access door. Power and lighting.



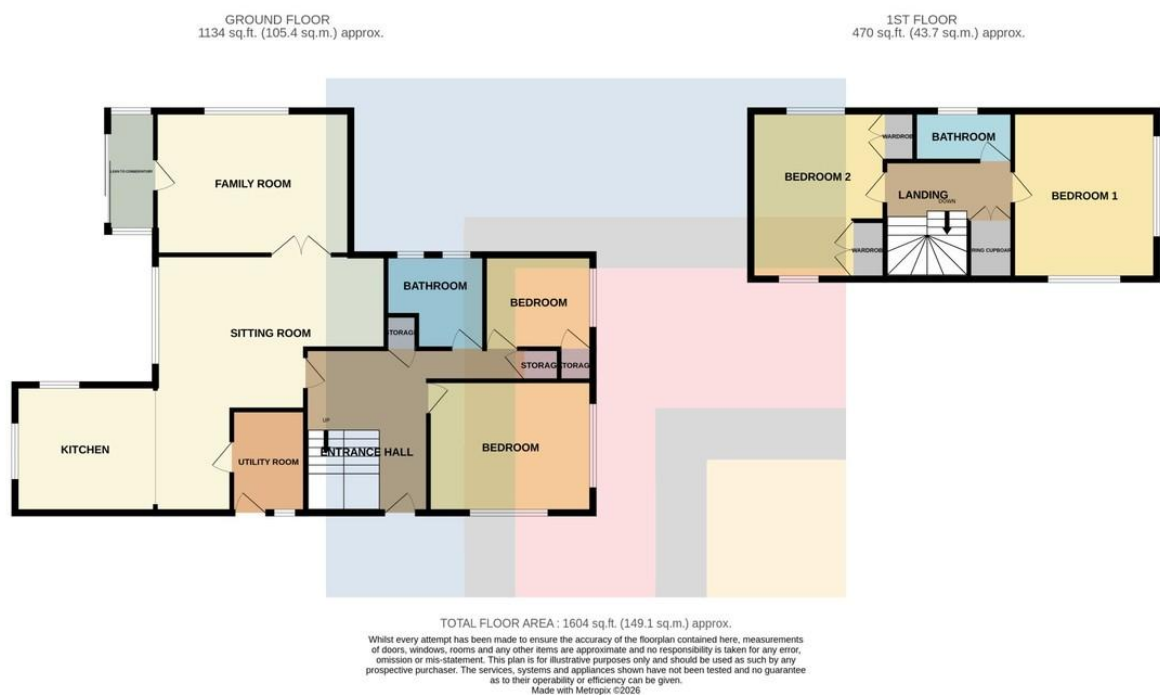
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		

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