



65 PARC-Y-COED  
CREIGIAU  
CARDIFF CF15 9LZ

ASKING PRICE OF

**£515,000**



## DETACHED HOUSE



**4**



**2**



**2**



**2**

**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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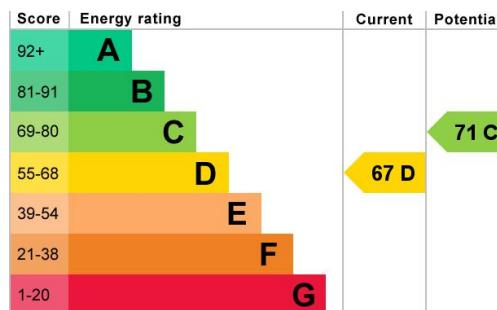
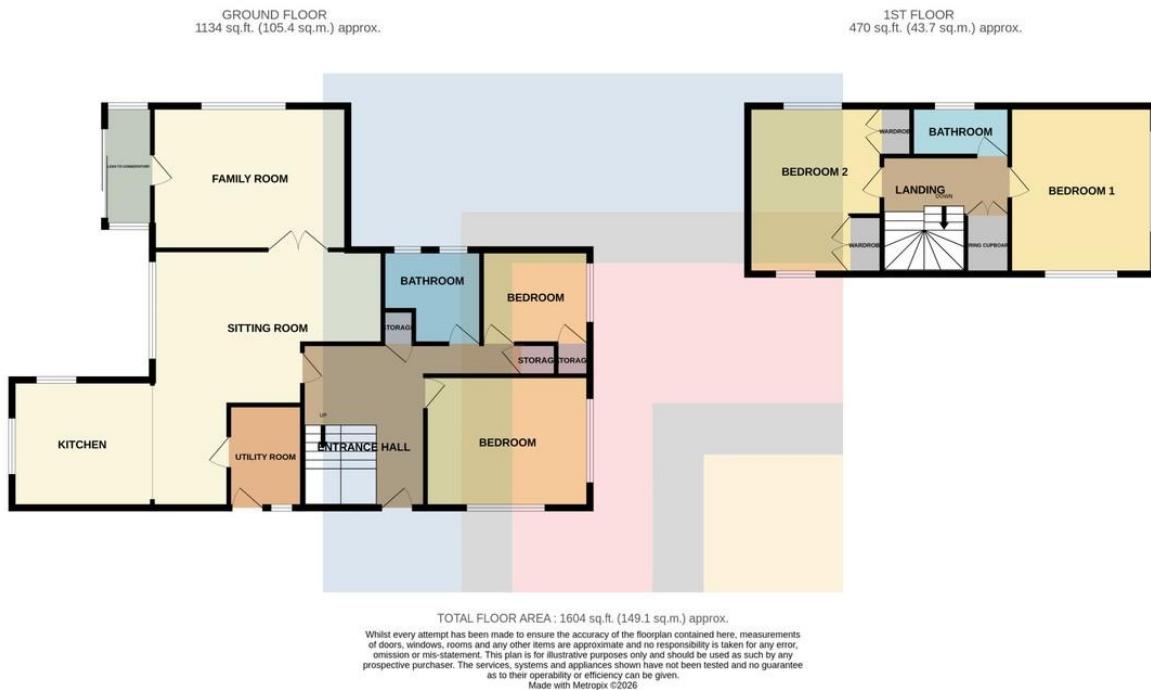


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