



54 Parc-y-Felin, Creigiau

£375,000 Freehold

A well presented and spacious two bedroom detached bungalow located in the sought after village of Creigiau. Entrance hallway, large lounge with patio doors to the conservatory leading onto the rear garden, kitchen, dining room, cloakroom, utility, two double bedrooms and a family shower room. Gas central heating. Double glazing. Low maintenance rear garden comprising paved patio and decorative stones. Long driveway leading to the garage. EPC rating: D

Council Tax band: TBD

Tenure: Freehold

Entrance Hallway

Approached via a uPVC entrance door leading to the spacious entrance hallway. Storage cupboard. Wood block flooring. Radiator.

Lounge

18' 10" x 11' 0" (5.75m x 3.35m)

A good sized lounge with feature gas fireplace. Sliding doors to conservatory. Radiator.

Conservatory

9' 9" x 9' 0" (2.97m x 2.75m)

Leading on from the lounge. Tiled floor. Double French doors to rear.

Kitchen

10' 10" x 9' 2" (3.30m x 2.80m)

Kitchen appointed along four sides, a range of base and eye level units below laminate worktops. Inset 1.5 bowl stainless sink, chrome mixer tap. Five ring gas hob with cooker hood above. Inset dishwasher and low level fridge. Inset NEFF oven with separate grill. Tiled splashback. Upvc double glazed window overlooking rear garden. Cupboard housing boiler. Door to wc and utility. Radiator.

Dining Room

10' 10" x 8' 8" (3.30m x 2.65m)

Window to side. Ample space for dining table. Archway leading to kitchen. Woodblock flooring. Radiator.

Cloakroom

White wc. Obscured glass window to rear. Tiled flooring. Door to utility. Radiator.

Utility Room

11' 3" x 7' 9" (3.42m x 2.37m)

A partially converted garage to utility. Base and eye level units to two sides below laminate worktops. Inset stainless steel sink with side drainer. Upvc door to rear garden with obscured glass window to side. Door to remaining garage. Tiled flooring. Radiator.

Bedroom One

14' 2" x 10' 10" (4.31m x 3.31m)

A good sized bedroom overlooking the front entrance approach. Built in wardrobes to one side. Built in bedside tables, and dressing table. Radiator.

Bedroom Two

11' 0" x 10' 0" (3.35m x 3.05m)

Another good sized bedroom with window to front. Built in wardrobes to one side. Radiator.

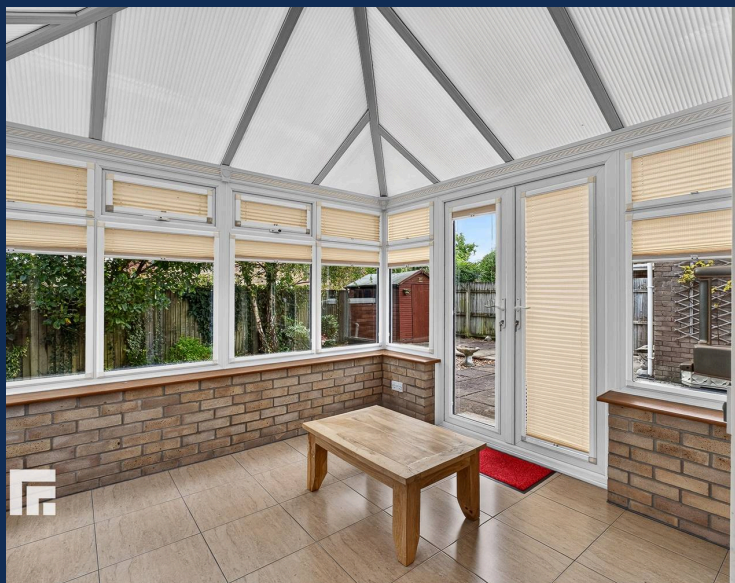
Family Shower Room

7' 11" x 8' 4" (2.41m x 2.55m)

Modern white suite comprising of low level wc, vanity wash hand basin with ample storage below. Shower cubicle with chrome showerhead, curved glass sliding doors, tiled splashback back. Half tiled walls, fully tiled flooring. Two obscured glass windows to side. Two chrome heated towel rails. Extractor fan.

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

Fully enclosed rear garden via timber fence. Large patio area leading to large area of decorative stones. Mature shrubs. Side access. Outside tap. Wooden shed.

FRONT GARDEN

Landscaped decorative stone and inset shrubs. Long driveway leading to garage.

DRIVEWAY

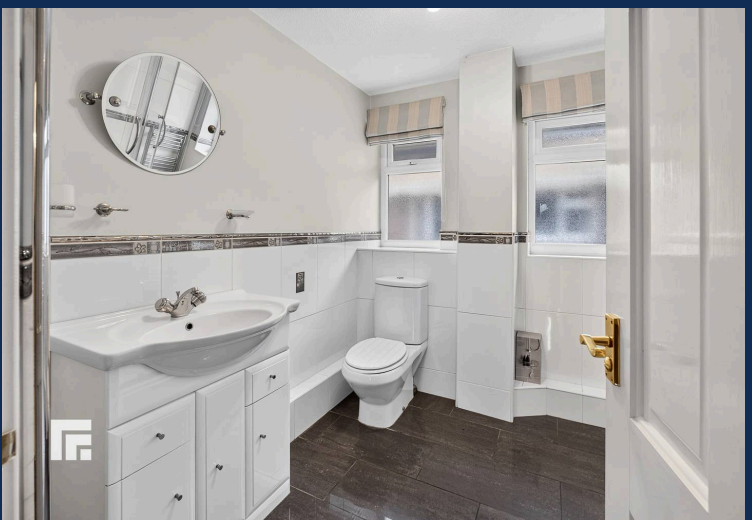
2 Parking Spaces

Long driveway leading to garage.

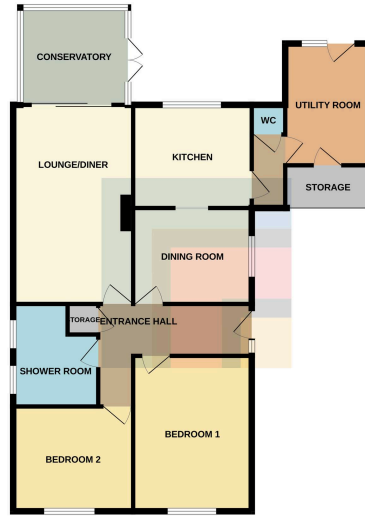
GARAGE

Single Garage

Single garage



GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 sq.m.) approx.
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