



47 Parc-y-Felin, Creigiau

£525,000 Freehold

EXTENDED DETACHED PROPERTY FOUR BEDROOMS **INTEGRAL GARAGE** QUIET CUL DE SAC A beautifully presented four bedroom detached property in the sought after area, Creigiau. Entrance porch/hallway, lounge, impressive open plan kitchen/dining/ family room, utility room and downstairs shower room. To the first floor; primary bedroom, two further spacious double bedrooms, family bathroom and fourth bedroom. A well manicured, landscaped rear garden. Driveway and Garage. EPC Rating:

Council Tax band: F

Tenure: Freehold

Entrance Porch

Approached via a composite entrance door leading to the spacious entrance porch. Additional window to front. Quality laminate flooring. Storage cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

Hallway

Approached via a glass panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Quality laminate flooring. Vertical radiator.

Shower Room

6' 8" x 6' 4" (2.04m x 1.92m)

Modern white suite comprising low level wc, wash hand basin and large corner shower cubicle. Full wall tiling. Tiled flooring. Velux window to side pitch. Chrome heated towel rail.

Lounge

15' 4" x 12' 0" (4.67m x 3.66m)

A good sized primary reception with large picture window overlooking the delightful lawned front garden. Feature fireplace. Quality laminate flooring. Radiator.

Kitchen/Diner

22' 8" x 17' 5" (6.90m x 5.32m)

A sizeable kitchen and diner with modern fitted kitchen well appointed along one side with high gloss fronts and quartz work surface. Inset stainless steel sink. Two integrated half height oven and grills. Integrated dishwasher. Glass splash back. Integrated half height microwave. Built in pull out bins. Matching breakfast bar island with quartz work surface, inset four ring induction hob and curved glass cooker hood above. Integrated low level fridge. Space for slim line wine cooler. Ample space for large family dining table. Ceramic tiled flooring to kitchen area and quality laminate flooring to remaining dining area. Folding doors leading to the rear garden. Two electric operated velux windows to the rear pitch. Two vertical radiators. Recessed spotlights. Opening to the large family sitting room.

Family Sitting Room

17' 7" x 11' 3" (5.37m x 3.43m)

A versatile reception of open plan with the kitchen diner. With window to rear and side. Laminate flooring. Cast iron wood burner. Radiator.

First Floor Landing

Access to loft space. Doors to all rooms.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.27m)

A good sized master bedroom. Fitted sliding door wardrobes to one side. Radiator. UPVC window to rear.

Bedroom Two

12' 1" x 9' 5" (3.69m x 2.86m)

A spacious second double bedroom. Radiator. UPVC window to front.

Bedroom Three

13' 0" x 8' 11" (3.95m x 2.72m)

A third double bedroom. Built in storage cupboard. Modern vertical radiator. UPVC window to front.

Bedroom Four

11' 8" x 6' 11" (3.55m x 2.11m)

Currently being used as an office, a fourth bedroom. Radiator. UPVC window to rear.

Family Bathroom

8' 10" x 5' 10" (2.70m x 1.78m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap, chrome shower and glass shower screen. Built in storage cupboard. Chrome heated towel rail. Tiled walls. Obscured glass window to side.

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

Bordered by a timber fence, a beautifully manicured, enclosed rear garden. Bi fold doors opening onto a large, paved patio. Stone area with mature shrubs with steps leading down to a decked seating area. Outside tap. Outside power socket. Timber gate to side for access. Garden backs mature trees creating privacy.

FRONT GARDEN

Block paved driveway leading to garage with parking for two vehicles side by side. Pathway leading to entrance. Timber gate to side for access. Mature hedges.

GARAGE

Single Garage

5.11 x 3.22 Single garage with up and over door. Power and lighting.

DRIVEWAY

1 Parking Space

Block paved driveway leading to garage with parking for two vehicles side by side



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