

# 43 Parc Castell-y-Mynach

Creigiau | Cardiff | CF15 9NW

Detached House | Asking Price Of £385,000



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# PROPERTY DESCRIPTION

**\*\* FOUR BEDROOM DETACHED FAMILY HOUSE \* SEMI RURAL SETTING \*\***

A bright and spacious detached family house situated in the popular semi-rural village of Creigiau, close to local amenities and the highly regarded primary school. Entrance porch, entrance hall, cloakroom, spacious lounge, kitchen & diner, study/utility. To the first floor there are four double bedrooms, en-suite to principal bedroom and a separate family shower room. Gas central heating, upvc double glazing. Delightful rear garden, keyblock driveway to front. EPC Rating: D

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,300 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, post office, Tesco Express, golf club, recreational park and Tyn-y-Coed woodland walks. There is a well regarded Welsh and English speaking primary school and Radyr Comprehensive school is close by. The property is also ideally located to links leading to the M4 motorway.

## ENTRANCE PORCH

Double opening upvc doors leading to entrance porch, tiled flooring.

## ENTRANCE HALL

Approached via a wooden front door with windows to upper and lower parts, staircase to first floor, under stairs storage, laminate flooring and radiator.

## CLOAKROOM

White suite comprising low level wc, wash hand basin, laminate flooring, window to front and radiator.

## LOUNGE

23' 7" x 12' 2" (7.19m x 3.73m) A spacious reception with window overlooking the front garden, patio doors to rear garden, laminate flooring and two radiators.

## KITCHEN AND DINING ROOM

20' 8" x 10' 5" (6.31m x 3.18 m) max Quality Howdens kitchen fitted around 2 years ago. Appointed along 3 sides in shaker style fronts beneath a woodgrain finish laminate worktop surface above, inset stainless steel sink with side drainer, Monobloc extendable hose tap, inset 4 ring gas hob with a variety of deep storage draws below, integrated oven, space for American style fridge freezer, integrated dishwasher with matching front, matching range of eye level wall units, acrylic splashback to worktop areas, window overlooking the rear garden, spacious family dining area with patio doors to rear garden, laminate flooring and radiator.

## STUDY/UTILITY ROOM

14' 4" x 9' 9" (4.39m x 2.99m) max Formally the garage offering versatile utility space with plumbing for washing machine and space for tumble dryer as well as study area potential, concealed Baxi duo-tec combination gas central heating boiler.

## FIRST FLOOR LANDING

Approached via an easy rising staircase to first floor, large linen storage cupboard and access to roof space.

## BEDROOM ONE

13' 3" x 11' 0" (4.05m x 3.37 m) A good sized principal bedroom with large window overlooking the entrance approach, range of fitted wardrobes to one side with sliding fronts, radiator and door leading to...

## EN-SUITE

8' 7" x 7' 5" (2.63m x 2.28m) A spacious en-suite comprising low level wc, pedestal wash hand basin, p-shaped bath with chrome shower above and shower screen. Large window to front with fitted blind, chrome heated towel rail and full wall tiling.

## BEDROOM TWO

10' 10" x 9' 10" (3.31m x 3.01m) Large window overlooking the front, range of fitted wardrobes to one side with sliding fronts and radiator.

## BEDROOM THREE

10' 10" x 10' 4" (3.32m x 3.16m) Overlooking the attractive rear garden, a third double bedroom, radiator.

## BEDROOM FOUR

11' 1" x 8' 9" (3.38m x 2.69m) max Aspect to rear, a fourth double bedroom, radiator.

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**FAMILY SHOWER ROOM**

White suite comprising low level wc, large shower cubicle with chrome overhead waterfall style shower, pedestal wash hand basin, obscure glass window to rear, laminate flooring, wall tiling and radiator.

**OUTSIDE**

**REAR GARDEN**

39' 4" x 32' 9" (12m x 10m) A large rear garden with key block paved patio area leading onto an area of lawn, keyblock pathway leading up onto a slightly elevated rear patio relaxation area, well-tended borders of plants and shrubs, outside tap, outside lighting and pathway to side

leading to gate giving access to front.

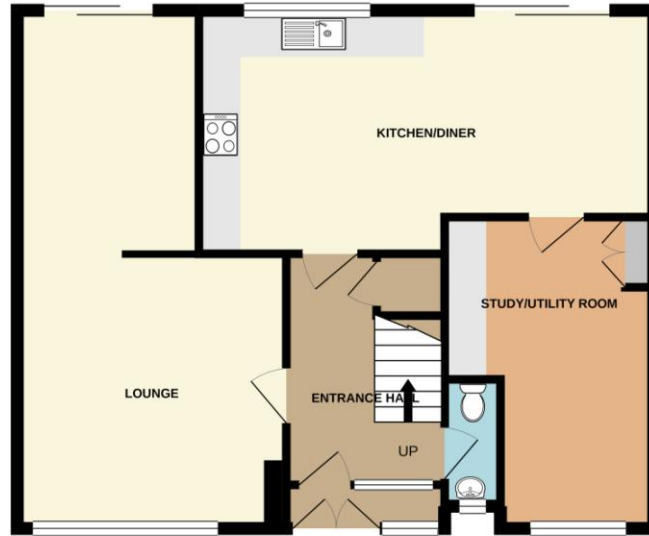
**FRONT GARDEN**

A delightful front garden comprising wide keyblock paved driveway with parking for two cars, gate to side, a shaped area of lawn with borders of plants and shrubs, outside lighting.



# FLOORPLANS

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



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