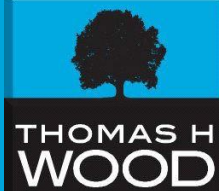




87 Parc Castell-y-mynach

Creigiau, Cardiff, CF15 9NZ



Asking Price Of £375,000

3 Bedrooms



A rare opportunity to purchase this superbly presented, three bedroom detached bungalow located in this most desirable of locations in Parc Castell Y Mynach in Cregiau. The current owners have transformed the bungalow to create a home of the highest standards. The bungalow was fully refurbished and extended in 2017 to create a stunning kitchen/diner to the rear with vaulted ceiling, along with a generous utility room and WC to the side. Further benefits include new UPVC windows and doors throughout, Worcester combination boiler, Hammonds fitted wardrobes, Amtico flooring, quartz worktops and Neff kitchen appliances. Occupying a sizeable plot with generous front and rear gardens, driveway, and garage with electric roller shutter door. Within walking distance of the local amenities of Cregiau and the highly regarded primary school. Talbot Green is within a short car journey along with easy access to the M4 motorway. The property must be viewed to be appreciated and will be sold with no onward chain.

ENTRANCE HALLWAY

via composite glazed front, door to spacious hallway with Amtico flooring, doors to all rooms, radiator panel, wireless thermostat

BEDROOM ONE

13' 9" x 10' 9" (4.19m x 3.30m) with carpeted floors, painted walls, smooth ceiling with coving, fitted Hammonds wardrobes, UPVC window with internal blinds overlooking the front aspect of the property, radiator with TRV

BEDROOM TWO

10' 11" x 10' 2" (3.35m x 3.12m) with carpeted floors, painted walls, smooth ceiling with coving, UPVC window with fitted internal blinds overlooking the front aspect of the property, radiator with TRV



BEDROOM THREE

8' 10" x 7' 10" (2.71m x 2.40m) with carpeted floors, painted walls, smooth ceiling with coving, UPVC window overlooking the side aspect of the property, radiator with TRV

SHOWER ROOM

7' 10" x 8' 8" (2.39m x 2.66m) with Amtico tiled floors, painted walls, smooth ceiling, chrome towel radiator with TRV, wash handbasin and low-level WC vanity unit, chrome mixer tap UPVC windows to side aspect, shower with tiled walls and low-level shower door and shower curtain. Airing cupboard with chrome towel electric radiator and TRV shelving.

LOUNGE

19' 0" x 10' 11" (5.80m x 3.35m) A spacious lounge with carpeted floors, painted walls, smooth ceiling with coving, feature fireplace with marble surround, wall lights, opening to kitchen diner

KITCHEN

10' 9" x 9' 6" (3.30m x 2.91m) a stunning open plan kitchen with quartz worktops, Wren fitted kitchen with a range of wall and base units, Neff five ring gas hob, Neff electric oven and grill, integrated fridge, integrated AEG dishwasher, inset sink with chrome mixer tap. A quartz central island with space for seating under and Amtico flooring. Opening to

KITCHEN/DINING

21' 11" x 8' 4" (6.70m x 2.56m) a truly impressive space with lots of natural light from the UPVC sliding doors and vaulted ceiling. Space for a large dining table and chairs, Amtico flooring and vertical radiators.

UTILITY ROOM

6' 9" x 20' 0" (2.08m x 6.11m) a spacious utility room with Amtico flooring, a range of fitted cupboards, Integrated fridge freezer, space for washing machine, tumble dryer, stainless steel sink with chrome tap, UPVC doors to rear garden and driveway, UPVC window overlooking the rear garden

W.C.

3' 2" x 5' 6" (0.98m x 1.69m) with Amtico flooring, painted walls, low-level WC, wash hand basin chrome tap, UPVC window to rear, chrome towel radiator with TRV

OUTSIDE

Front: The front gardens are of a good size and laid mainly with well-manicured lawns, to the side is off road parking leading to garage with electric roller shutter door and UPVC door to rear garden.,

Rear: Occupying a South/Southwest aspect with large and enclosed rear garden with mainly laid lawn, trees and generous patio area. Side gate access to the front and UPVC door to the garage.

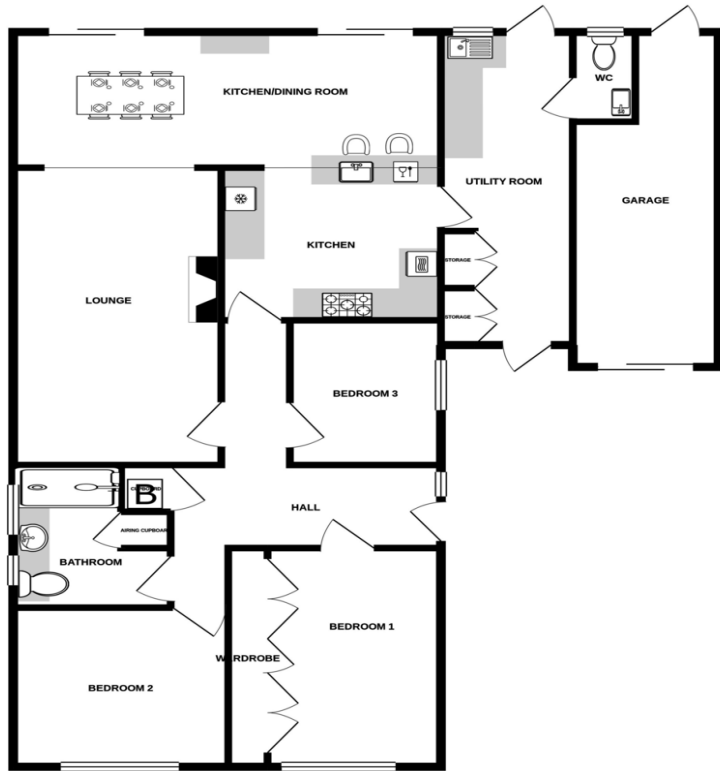
TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX Band E

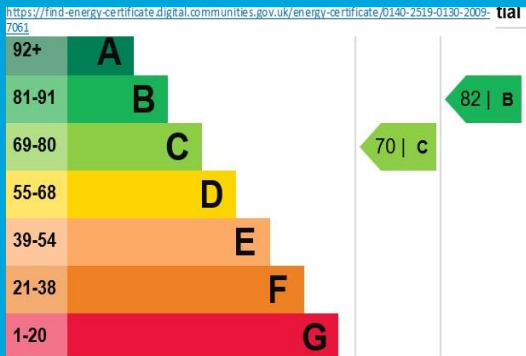


GROUND FLOOR
119.2 sq.m. (1283 sq.ft.) approx.



TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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