

29 Parc-y-Bryn

Creigiau | Cardiff | CF15 9SE

Detached House | Asking Price Of **£589,950**



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PROPERTY DESCRIPTION

** DETACHED FAMILY HOME ON SPACIOUS CORNER PLOT ** VIEWS OVER COUNTRYSIDE ** SET IN QUIET CUL-DE-SAC ** A well presented detached family home situated in the village of Creigiau close to local amenities. The accommodation briefly comprises hallway, lounge, dining/family room, kitchen, lobby, study, and wc. To the first floor there are four bedrooms and shower room. The property benefits from a spacious rear garden, integral double garage and driveway. **NO CHAIN** EPC Rating D.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** TBC
- **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, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.

ENTRANCE

Entered via double driveway to paved pathway leading to the front door. Covered porch area. Laid to lawn with hedgerow borders.

HALLWAY

Entered via uPVC sliding doors into spacious hallway. Open tread staircase to first floor. Radiator. Doors to lounge, dining/family room, study and WC.

LOUNGE

21' 10" x 12' 11" (6.668m x 3.940m) A dual aspect room with uPVC double glazed window to

front and sliding doors to rear garden. Two radiators. Feature gas fireplace with marble surround and hearth.

DINING/FAMILY ROOM

16' 7" (into bay) x 9' 1" (5.076m x 2.784m) uPVC double glazed bay window to rear with superb countryside views. Radiator. Sliding door to kitchen.

KITCHEN

10' 8" x 8' 6" (3.261m x 2.614m) The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Integrated fridge/freezer and dishwasher. Fitted electric double oven, microwave and hob with extractor hood over. Tiled flooring and splashbacks. uPVC double glazed window to rear with views. Glazed door to lobby.

LOBBY

9' 5" x 7' 6" (2.874m x 2.299m) uPVC double glazed door with matching side window to front driveway. Tiled flooring. Integral

door to double garage. Door to shower room and external door and window to rear garden.

STUDY

9' 6" x 7' 0" (2.911m x 2.154m) uPVC double glazed window to front. Radiator.

WC

Low level WC and vanity enclosed wash hand basin. Tiled flooring and splashbacks. Ladder radiator. uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Doors to four bedrooms and the family bathroom. uPVC double glazed window to front with pleasant outlook.

BEDROOM ONE

12' 11" x 11' 0" (3.944m x 3.359m) Fitted wardrobes and dressing table to tone wall. uPVC double glazed window to rear with superb countryside views and beyond. Radiator.

BEDROOM TWO

12' 11" x 10' 7" (3.950m x 3.230m)
uPVC double glazed window to front with lovely views. Fitted wardrobe. Radiator.

BEDROOM THREE

11' 11" (max) x 10' 9" (3.649m x 3.297m) Wash hand basin with tiled splashbacks. Radiator. uPVC double glazed window to rear with views.

BEDROOM FOUR

10' 11" (max) x 9' 2" (3.346m x 2.799m) Fitted wardrobes to one wall. Radiator. uPVC double glazed window to side window to rear with views.

SHOWER ROOM

6' 11" x 6' 5" (2.123m x 1.956m) A modern suite to include low level WC, pedestal wash hand basin and walk-in shower cubicle with electric shower over and glass screen. Ladder radiator. Part tiled walls. Extractor fan, spotlights. uPVC double glazed window to front.

OUTSIDE**REAR GARDEN**

An enclosed and spacious rear garden with shrub and hedgerow borders.

DOUBLE GARAGE

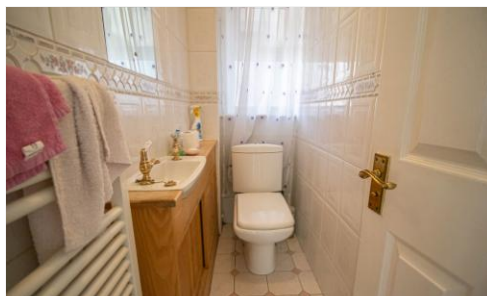
An integral garage with two electric roller shutter doors. Okay indie to rear. Utility area with plumbing for washing machine and space for tumble dryer, fridge and freezer. Light and power.





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FLOORPLANS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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