

3 Parc-y-Felin

Creigiau | Cardiff | CF15 9PA

Semi-Detached House | Asking Price Of £339,950



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PROPERTY DESCRIPTION

**** EXTENDED FAMILY HOME IN SOUGHT AFTER LOCATION **** An opportunity to acquire this spacious semi-detached family home in Creigiau. The property briefly comprises hallway, cloakroom/wc, lounge, family room, kitchen/diner, utility room and study. To the first floor there are four bedrooms including master with ensuite and family bathroom. The property benefits from front and rear gardens, driveway and garage storage. EPC Rating: B.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (Approx.)** 1,511 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, primary school, post office and Tesco Express. The property is within walking distance to Creigiau 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

Area of lawn and wide driveway to front.

HALLWAY

Approached via a uPVC double glazed front door leading onto the entrance hallway, laminate flooring and radiator.

CLOAKROOM

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

LOUNGE

18' 3" x 14' 4" (5.57m x 4.38m) A good sized principal reception with window overlooking the lawned front garden, staircase to first floor, laminate flooring, wood framed bi-folding glass doors leading to the kitchen/diner, cast iron wood burner with oak effect concrete mantle above and two radiators.

KITCHEN/DINER

18' 5" x 9' 6" (5.62m x 2.92m) Well-appointed along three sides in high gloss finish fronts beneath round nosed worktop surfaces, inset 1.5 bowl with side drainer, inset induction hob with cooker hood above, integrated double oven, plumbing for dishwasher, matching range of eye level wall cupboards, tiled splash back, ample space for large family dining table, patio doors to rear garden, laminate flooring throughout and contemporary vertical radiator. Door to utility room.

FAMILY ROOM

16' 0" x 9' 9" (4.88m x 2.99m) A delightful rear family room with window overlooking the rear garden and French doors to the decked relaxation area, laminate flooring, Velux window to side pitch and electric under floor heating.

UTILITY ROOM

7' 1" x 6' 1" (max) (2.18m x 1.86m) Storage cupboard to one side with sliding doors providing space for American style fridge freezer and shelving. Doors to study, family room and kitchen diner.

STUDY

7' 2" x 6' 1" (2.19m x 1.87m) Laminate flooring, radiator and door to garage.

PART GARAGE/STORAGE

11' 3" x 7' 2" (3.43m x 2.19m) With double opening doors to front, utilities as a laundry room with units and worktop to one side, plumbing for washing machine and space for tumble dryer, Velux window to front pitch. Door to study.

FIRST FLOOR**LANDING**

Approached via a full a half turning staircase leading to the central landing area, access to roof space.

BEDROOM ONE

19' 3" x 9' 4" (max) (5.87m x 2.87m) A good sized principal bedroom overlooking the rear garden, radiator, access to additional roof space and door to ensuite.

ENSUITE

6' 11" x 3' 4" (2.13m x 1.04m) Modern white suite comprising low level wc, vanity wash basin with storage below, shower cubicle with Mira shower, wall tiling to splashback areas, electric shaver point and two obscure glass windows to front.

BEDROOM TWO

14' 5" x 11' 3" (into wardrobe) (4.41m x 3.43m) Overlooking the lawned front garden and Parc Y Felin, a second double bedroom, fitted wardrobe to one side,

additional storage cupboard with shelving and radiator.

BEDROOM THREE

11' 8" x 9' 8" (3.57m x 2.97m) Aspect to rear, a third double bedroom, radiator.

BEDROOM FOUR

6' 11" x 10' 7" (2.12m x 3.24m) Aspect to front, built out wardrobe above the stairs and radiator.

FAMILY BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with shower above and folding shower screen, full wall tiling, obscure glass window to rear, extractor fan and radiator.

OUTSIDE**REAR GARDEN**

Decked relaxation area leading onto a paved patio and area of lawn, large brick built storage room with door to front and side, gate with side access.

FRONT GARDEN

Area of lawn with inset plants and shrubs, wide driveway.



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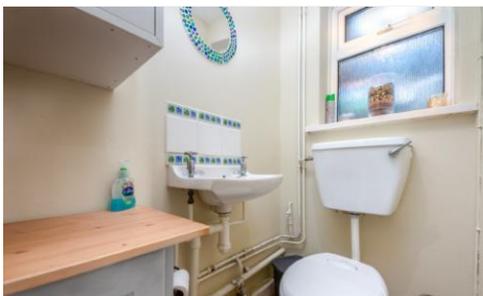
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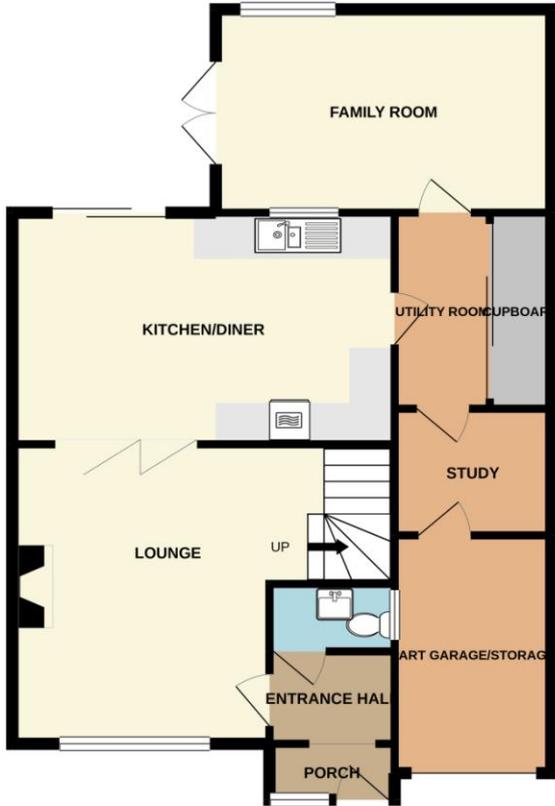
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FLOORPLANS

GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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 | 82 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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