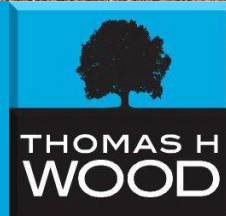




50 Parc-y-felin

Creigiau, Cardiff, CF15 9PA



Guide Price £450,000

4 Bedrooms



A unique opportunity to purchase this superbly renovated, four bedroom detached bungalow located in this most desirable of locations in Parc Y Felin in Cregiau. The current owners have transformed the bungalow to create a stunning home offering spacious accommodation throughout. The property proudly boasts four bedrooms, three bathrooms, two reception rooms, kitchen diner, along with a generous south facing garden. Situated in the heart of this quiet cul de sac and walking distance of the local amenities of Creigiau and the highly regarded primary school. Talbot Green is within a short car journey along with easy access to the M4 motorway. This property has been finished to the high standards and must be viewed to be appreciated.

ENTRANCE

via UPVC front door to internal porch with tiled floor.

ENTRANCE HALL

A welcoming entrance hallway with painted walls, doors to all ground floor rooms and useful downstairs storage cupboard. Impressive glazed staircase leading to 1st floor and all rooms.

KITCHEN/DINER

10' 10" x 16' 10" (3.31m x 5.14m) Superbly appointed modern high-gloss grey kitchen with a range of wall and base units and contrasting marble effect worktops over. Inset granite sink with chrome mixer tap, integrated appliances include washer/dryer, dishwasher, fridge freezer, induction hob with extractor over, built-in microwave oven and electric oven. Furthermore there is a breakfast bar, space for a dining table and chairs, UPVC window to the side aspect, French doors to large decking area and garden. Radiator with TRV.



LOUNGE

10' 10" x 18' 8" (3.32m x 5.69m) Spacious main living room with painted walls, UPVC sliding doors to large deck area and garden. Radiator with TRV.

FAMILY BATHROOM

7' 7" x 7' 11" (2.33m x 2.42m) Spacious bathroom with freestanding shower cubicle and fully tiled enclosure, Myra electric shower, low-level WC, wash hand basin vanity unit, bath with chrome mixer tap. UPVC window, chrome towel radiator, LVT flooring.

DINING ROOM

10' 10" x 9' 10" (3.31m x 3.00m) Painted walls, UPVC window to front aspect, radiator with TRV.

BEDROOM 2

10' 5" x 13' 7" (3.18m x 4.16m) A double bedroom on the ground floor overlooking the front aspect of the property. With painted walls, UPVC window, radiator with TRV.

MASTER BEDROOM

18' 3" x 16' 6" (5.57m x 5.04m) A truly superb master bedroom with fitted wardrobes, painted walls, dual aspect UPVC windows, radiator with TRV. Door to;

ENSUITE

5' 5" x 6' 3" (1.67m x 1.91m) Low-level WC, high-gloss vanity unit with chrome mixer tap, tiled splash back. Chrome mixer shower, glazed shower screen and fully tiled enclosure. UPVC window, chrome towel radiator.

SHOWER ROOM

5' 5" x 7' 5" (1.67m x 2.27m) Low-level WC, high-gloss vanity unit with chrome mixer tap, tiled splash back. Chrome mixer shower, glazed shower screen and fully tiled enclosure. UPVC window, chrome towel radiator.

BEDROOM 3

7' 5" x 13' 1" (2.27m x 3.99m) With painted walls, spotlights, UPVC window, radiator with TRV.

BEDROOM 4

8' 7" x 10' 9" (2.64m x 3.30m) Painted walls, spotlights, UPVC window, radiator with TRV.

OUTSIDE

To the front there is a driveway with parking for three cars, mainly laid to lawn with mature plants and hedgerow. Single garage with up and over door, iron gate to back garden

To the rear there is a generous south facing rear garden with superb decking area leading to a further side lawn with hedge rows and access to garage plus gate to the front.

TENURE

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

COUNCIL TAX

Band E



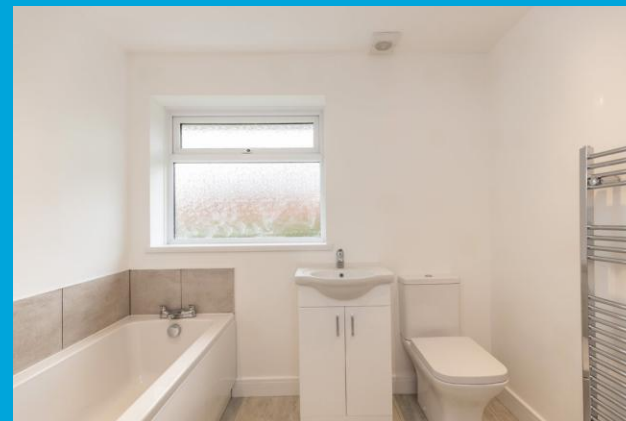
GROUND FLOOR
68.7 sq.m. (739 sq.ft.) approx.

1ST FLOOR
59.1 sq.m. (637 sq.ft.) approx.



TOTAL FLOOR AREA : 127.8 sq.m. (1376 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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