

# 12 Parc Castell-y-Mynach

Creigiau | Cardiff | CF15 9NU

**Linked Detached House | Asking Price Of £350,000**



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# PROPERTY DESCRIPTION

**\*\* THREE BEDROOM LINKED DETACHED FAMILY HOME \*\* ATTRACTIVE SOUTH FACING REAR GARDEN \*\*** A delightful mature modern linked detached family house in a convenient location in the desirable area of Creigiau. Entrance porch, large entrance hall, cloakroom, lounge, dining room, conservatory, neat fitted kitchen, large utility room. To the first floor there are 3 bedrooms, a family bathroom and a separate WC. Gas central heating. Attractive gardens front & rear. Driveway leading to garage. 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 PORCH

Approached via a upvc double glazed front door leading to the spacious entrance porch, windows to front and tiled flooring.

## ENTRANCE HALL

13' 1" x 6' 3" (3.99m x 1.93m)

Approached via a glass panelled front door leading to the spacious entrance hallway, staircase to first floor, under stairs recess storage and radiator.

## CLOAKROOM

Spacious cloakroom comprising low level W.C, wash hand basin, wall tiling to splash back areas, obscure window to front and radiator.

## LOUNGE

14' 9" x 11' 11" (4.52 m x 3.65 m)

Large picture window overlooking the delightful front garden, feature fireplace with matching hearth, back and a wooden mantle. Radiator. Opening to....

## DINING ROOM

9' 8" x 8' 11" (2.95m x 2.73m) Door to conservatory and kitchen, ample space for large family dining table. Radiator.

## CONSERVATORY

10' 7" x 7' 10" (3.23m x 2.41m) Superb upvc double glazed conservatory overlooking the rear garden, double opening French doors and tiled flooring.

## KITCHEN

10' 6" x 8' 7" (3.22m x 2.62m)

Appointed along four sides in wood grain finish fronts beneath round nosed worktop surfaces, inset stainless steel sink with double side drainers, space for cooker, space for fridge, range of eye level wall cupboards, tiled splashback, window overlooking the rear garden. Doors to dining room, hall and rear lobby. Radiator.

## REAR LOBBY

With large pantry storage cupboard with shelving, door to garage and opening to utility room.

## UTILITY ROOM

10' 9" x 9' 1" (3.28m x 2.79m) With units to one side, inset sink with side drainer, plumbing for washing machine and space for tumble dryer, spaces for fridge and freezer, large storage cupboard, radiator and door to rear garden.

## FIRST FLOOR LANDING

Approached via an easy rising single flight staircase leading to the spacious landing area, airing cupboard housing the Worcester combination gas central heating boiler and window to side aspect.

## BEDROOM ONE

13' 4" x 10' 10" (4.08m x 3.31m) max Overlooking the entrance approach and quiet close, a good sized principle bedroom, range of built in wardrobes to one side and radiator.

## BEDROOM TWO

10' 11" x 10' 4" (3.33m x 3.15m) Enjoying views over the rear garden, a second double bedroom, fitted wardrobe and dressing table with drawers. Radiator.

**BEDROOM THREE**

8' 7" x 7' 6" (2.63m x 2.29m) Aspect to front, a good sized third bedroom, radiator.

**FAMILY BATHROOM**

Modern white suite comprising vanity wash basin with storage below, panelled bath with shower above, glass shower screen, wall tiling, tiled flooring, window to rear and chrome heated towel rail.

**SEPARATE W.C.**

Low level suite, wall tiling and window to side.

**OUTSIDE**

**REAR GARDEN**

A delightful south facing rear garden with paved patio and shaped area of lawn with inset beds of plants and shrubs, paved pathway leading to the greenhouse.

**FRONT GARDEN**

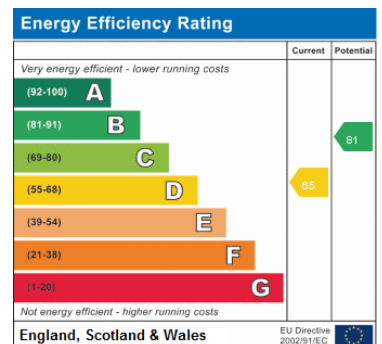
With delightful raised beds of shrubs and low level hedgerow to front boundary, driveway leading to garage.

**GARAGE**

20' 0" x 8' 7" (6.11m x 2.62m) With up and over access door, power and lighting.



# FLOORPLANS



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6 Station Road, Radyr, Cardiff CF15 8AA

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