

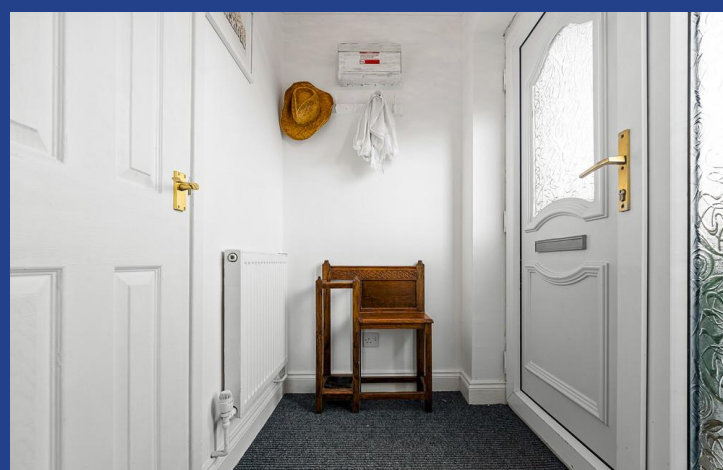
122 Parc Y Fro, Creigiau, Cardiff, CF15 9SB



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi-Detached House

3

1

2

2

Property Description

****SEMI DETACHED HOME ** QUIET CUL-DE-SAC **** Situated in the village of Creigiau close to all local amenities this well presented family home comprises of entrance hall, cloakroom, lounge, kitchen, dining room. To the first floor there are three bedrooms and shower room. Set in delightful gardens with stunning countryside views, off road parking to the front leading to single garage. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 879 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

ENTRANCE

Entered via driveway and pathway to front door. Laid to lawn with shrub and hedge borders.

HALLWAY

Entered via uPVC double glazed front door with matching side window. Doors to lounge and WC. Radiator.

LOUNGE

15' 1" x 13' 8" (4.62m x 4.18m)
A bright and airy lounge with uPVC double glazed window to front. Feature electric fireplace. Two radiators. Stairs to first floor with under stair cupboard. Doors to kitchen and dining room.

WC

5' 6" x 2' 11" (1.70m x 0.89m)
A modern low level WC and wash hand basin. Tiled splash backs. uPVC double glazed window to side. Ladder radiator.

KITCHEN

10' 5" x 7' 8" (max) (3.19m x 2.34m)
A newly installed kitchen fitted with a wide range of modern base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven and hob. Tiled splash backs. Space for fridge/freezer and washing machine. Doors to pantry housing modern gas combination boiler. uPVC double glazed window to rear with beautiful views plus external door to side.

DINING ROOM

10' 5" x 9' 6" (3.19m x 2.92m)
Large uPVC double glazed window and door to rear garden. Radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to side with countryside views. Doors to three bedrooms and shower room. Loft access.

BEDROOM ONE

13' 10" x 11' 8" (max) (4.22m x 3.56m)
uPVC double glazed window to front with pleasant outlook. Radiator.

BEDROOM TWO

11' 9" (max) x 10' 7" (3.59m x 3.23m)
uPVC double glazed window to rear with fantastic field views. Radiator.

BEDROOM THREE

10' 0" x 6' 11" (max) (3.05m x 2.11m)
Fitted storage cupboard. uPVC double glazed window to front. Radiator.

SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.70m)
A modern suite comprising low level WC, vanity enclosed wash hand basin and fitted shower cubide. Tiled splash backs. uPVC double glazed window to rear. Ladder radiator.

OUTSIDE

REAR GARDEN

Laid to lawn with mature hedging and boundary fence with stunning countryside views. Paved patio and gated access to front. Outside tap. Pedestrian door to single garage.

SINGLE GARAGE

An up and over single garage door. Light and power.

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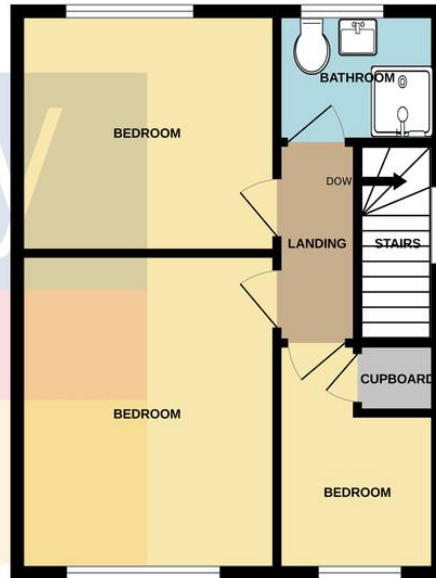


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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

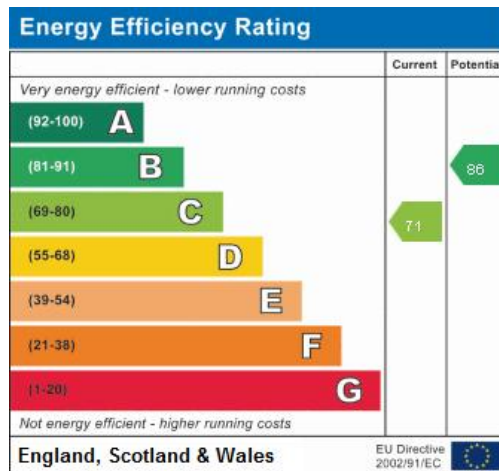


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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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