

96 Parc Y Fro,

Creigiau, Cardiff, CF15 9SB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£375,000**



Semi-Detached House

3

2

3

2

# Property Description

**\*\* EXTENDED SEMI-DETACHED FAMILY HOME IN CREIGIAU \*\*** An opportunity to acquire this well presented and extended spacious property in a cul de sac location in Creigiau. The property briefly comprises entrance hall, study, lounge, dining room, kitchen/breakfast room, utility room and wc. To the first floor there are three double bedrooms, including the master with ensuite and family bathroom. The property benefits from rear garden, driveway and garage storage. EPC Rating TBC

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx TBC**

**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 block paved driveway leading to covered porch area. Laid to lawn. Side gate giving access to rear of property.

## HALLWAY

Entered via obscure glazed composite door with obscure glazed panel to side. uPVC double glazed window to side. Two radiators. Tiled floor. Stairs to first floor. Doors to study, lounge and kitchen/breakfast room.

## STUDY

7' 9" x 7' 3" (2.375m x 2.210m)  
uPVC obscure double glazed window to side.  
Radiator.

## LOUNGE

13' 9" x 11' 5" (4.205m x 3.491m)  
uPVC double glazed window to front. Radiator.  
Opening to dining room.

## DINING ROOM

9' 5" x 10' 6" (2.890m x 3.204m)  
uPVC double glazed patio doors to rear garden, plus uPVC double glazed window to one side.  
Radiator.

## KITCHEN/BREAKFAST ROOM

10' 6" x 16' 9" (max) (3.206m x 5.130m)  
uPVC double glazed window to rear, plus uPVC double glazed patio doors to rear. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Integrated dishwasher. Space for range cooker and American fridge/freezer. Space for table and chairs. Door to utility room. Radiator.

## UTILITY ROOM

7' 9" x 9' 8" (2.384m x 2.960m)  
uPVC obscure double glazed door to side. A range of base and eye level units incorporating under counter Belfast sink unit with mixer tap and solid wood work surfaces. Tiled floor. Radiator. Space and plumbing for washing machine and tumble dryer. Door to wc.

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## WC

3' 1" x 5' 4" (0.940m x 1.641m)  
uPVC obscure double glazed window to side. Low level wc. Wall mounted wash hand basin. Radiator. Tiled floor.

## FIRST FLOOR

### LANDING

Access to loft space with pull down ladder, fully boarded with light. Sun tunnel. Doors to three bedrooms and bathroom.

### MASTER BEDROOM

18' 8" (max) x 15' 9" (max) (5.692m x 4.824m)  
Two uPVC double glazed windows to front, plus uPVC double glazed window to side. A range of fitted wardrobes with hanging and shelf space. Two radiators. Door to ensuite.

### ENSUITE

7' 10" x 5' 5" (2.391m x 1.653m)  
uPVC obscure double glazed window to rear. Corner double shower cubicle. Low level wc. Pedestal wash hand basin. Heated towel radiator. Shaver point. Extractor fan. Fully tiled walls.

### BEDROOM TWO

13' 8" x 8' 7" (to wardrobes) (4.186m x 2.632m)  
uPVC double glazed window to front. Fitted wardrobes with hanging and shelf space. Radiator.

### BEDROOM THREE

10' 8" x 11' 7" (max) (3.268m x 3.535m)  
uPVC double glazed window to rear. Fitted wardrobes with hanging and shelf space, plus storage cupboard housing Worcester combi boiler. Radiator.

### BATHROOM

5' 7" x 6' 10" (1.719m x 2.103m)  
uPVC obscure double glazed window to rear. Panelled bath with electric shower over. Low level wc. Pedestal wash hand basin. Heated towel radiator. Shaver point. Extractor fan. Fully tiled walls.

## OUTSIDE

### REAR GARDEN

Enclosed rear garden. Laid to lawn with paved patio area and mature shrub and flower borders. Side access to front of property.

### GARAGE

Part converted garage with up and over door. Power and lighting.

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FLOORPLAN AND EPC GRAPH TO BE INSERTED HERE

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



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