

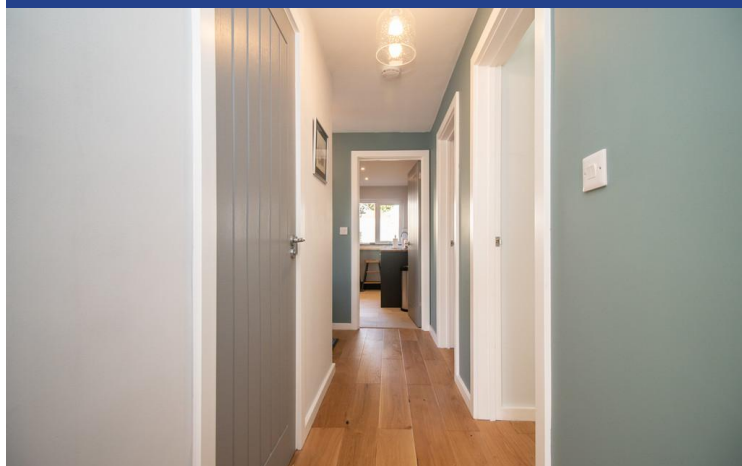
33 Parc-y-Felin, Creigiau, Cardiff, CF15 9PB



Estate Agents and
Chartered Surveyors

Asking Price Of

£320,000



Semi-Detached House

4

1

1

3

Property Description

**** EXTENDED SEMI-DETACHED HOME IN SOUGHT AFTER LOCATION **** An opportunity to acquire this spacious fully renovated semi-detached family home in Creigiau. The property briefly comprises hallway, lounge, kitchen/breakfast room, bathroom, bedroom/reception two, office/play room. To the first floor there are three bedrooms including master with dressing room. The property benefits from front and rear gardens, driveway and garage EPC Rating: C

Tenure Freehold

Council Tax Band F

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 spacious driveway to main side entrance and single garage. Gated access to rear garden.

PORCH

7' 11" x 2' 3" (2.43m x 0.70m)
Entered via uPVC double glazed sliding door into porch. Windows to front and rear.

HALLWAY

Entered via uPVC double glazed door with matching side window into hallway. Oak wood flooring. Doors to lounge/diner, kitchen/breakfast room, reception room/bedroom and bathroom. Opening to office/play room with stairs to first floor. Radiator.

LOUNGE

17' 10" x 11' 1" (5.45m x 3.39m)
Oak wood flooring. Radiator. uPVC double glazed doors to rear garden.

KITCHEN/BREAKFAST ROOM

12' 0" x 8' 11" (3.66m x 2.72m)
A beautifully presented kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink with complementary solid oak work surfaces. Fitted electric oven and hob with extractor hood over. Integrated dishwasher, fridge, freezer and washing machine. Space for two bar stools. Tiled flooring and splash backs. Spotlights. Extractor fan. uPVC double glazed window to rear.

BATHROOM

6' 5" x 5' 4" (1.96m x 1.64m)
A luxury bathroom suite comprising low level WC, wall mounted wash hand basin and panelled bath with separate attachment and glass screen. Radiator. Tiled flooring and splash backs. uPVC double glazed window to side. Extractor fan.

BEDROOM/RECEPTION TWO

14' 1" x 11' 1" (4.31m x 3.38m)
A spacious and versatile room with oak wood flooring, uPVC double glazed window to front and radiator.

OFFICE/PLAY ROOM

10' 8" (max) x 8' 10" (3.26m x 2.70m)
uPVC double glazed window to front. Stairs to first floor with fitted shelving under. Radiator.

FIRST FLOOR

LANDING

Doors to three bedrooms.

BEDROOM ONE

12' 7" x 9' 4" (3.85m x 2.86m)
uPVC double glazed window to front. Radiator. Door to:

DRESSING ROOM

9' 4" x 4' 11" (max) (2.85m x 1.52m)
Storage into eaves. Fitted clothes rail. Light and power.

BEDROOM TWO

10' 8" x 9' 4" (3.27m x 2.85m)
uPVC double glazed window to side. Radiator.

BEDROOM THREE

8' 10" x 7' 6" (max) (2.70m x 2.29m)
uPVC double glazed window to front. Radiator.

OUTSIDE

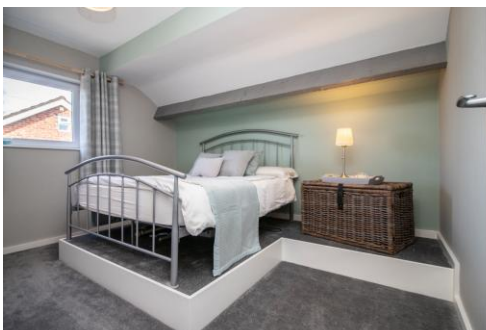
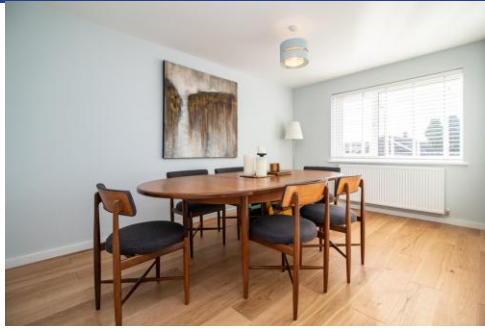
REAR GARDEN

Mainly laid to lawn with shrubs and boundary fence.

GARAGE

Detached garage with up and over door.

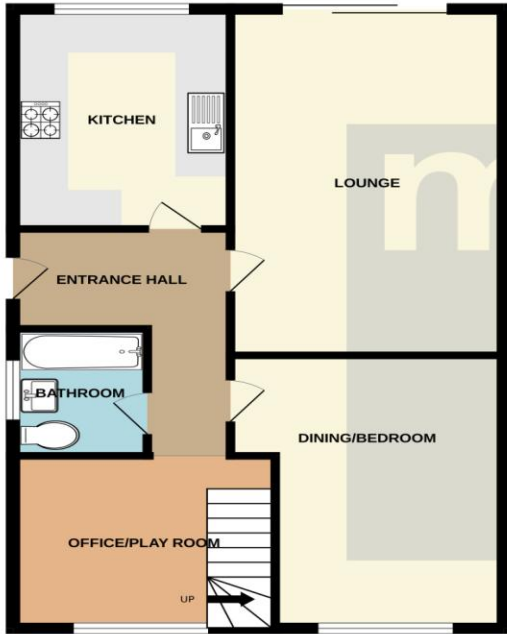
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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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