

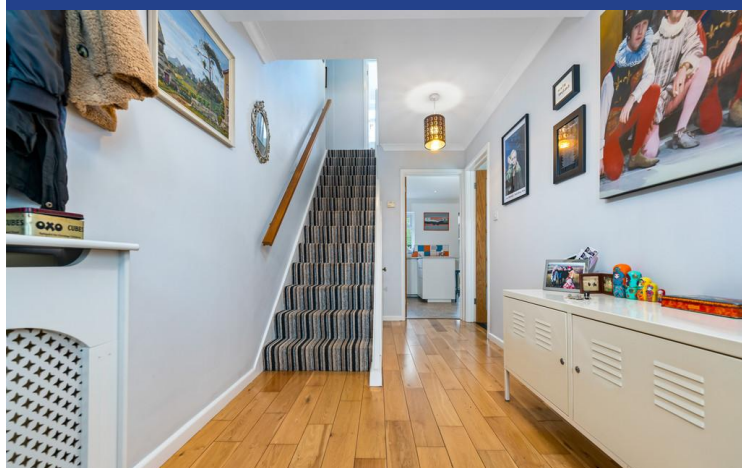
82 Parc-y-coed, Creigiau, Cardiff, CF15 9LZ



Estate Agents and
Chartered Surveyors

Guide Price Of

£480,000-£489,950



Detached Property



Property Description

**** BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED ** SOUGHT AFTER VILLAGE LOCATION**

****** A beautifully presented four bedroom detached family house in the sought after village of Creigiau being close to local amenities. Spacious entrance hallway, lounge with cast iron wood burner, large kitchen and family dining room with modern kitchen and integrated appliances, conservatory, utility room and cloakroom. To the first floor are four bedrooms all with fitted wardrobes, large principal bedroom with ensuite bath and shower room. Gas central heating, double glazing. Delightful rear garden, keyblock driveway to front leading to the garage. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,515 sq ft

**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 HALLWAY

13' 11" x 6' 5" (4.25m x 1.98m)

Approached via a composite entrance door with window to upper part leading to the spacious entrance hallway, staircase to first floor, low level understairs storage cupboard, wood flooring and radiator.

LOUNGE

13' 10" x 11' 3" (4.22m x 3.44m)

With deep silled bay window to front, a good sized principal reception, cast iron wood burner, radiator.

KITCHEN AND DINING ROOM

23' 7" x 10' 6" (7.19m x 3.22m)

An excellent sized kitchen and family dining room. Well appointed along three sides in light handle less fronts beneath laminate worktop surfaces, inset 1.5 bowl ceramic sink with side drainer, inset

five ring gas hob with cooker hood above and oven below, integrated dishwasher, integrated fridge freezer, matching range of eye level wall cupboards, two windows to rear and patio door to conservatory, door to utility room, radiator and ample space for a large family dining table.

CONSERVATORY

11' 9" x 10' 10" (3.60m x 3.31m)

Spacious conservatory overlooking the rear garden, french doors opening to patio, wood flooring and wall mounted air conditioning unit.

UTILITY ROOM

6' 9" x 5' 0" (2.08m x 1.54m)

Units and worktop to one side, inset stainless steel sink with side drainer, plumbing for washing machine and space for tumble dryer, wall tiling to splashback, wall mounted combi gas central heating boiler, tiled flooring, door to cloakroom and door to rear garden.

CLOAKROOM

Modern white suite comprising low level wc, corner wash hand basin, wall tiling to half height, extractor fan, tiled flooring and radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space.

BEDROOM ONE

18' 5" x 9' 10" (5.63m x 3.02m)

Overlooking the entrance approached, an excellent sized principal bedroom, a range of fitted wardrobes, laminate flooring, radiator and door to ensuite.

ENSUITE BATH AND SHOWER ROOM

9' 10" x 5' 6" (3.02m x 1.69m)

White suite comprising low level wc, wash hand basin, bath with central taps, corner shower cubicle with Mira shower, full wall tiling, obscure glass window to rear, electric shaver point and chrome heated towel rail.

BEDROOM TWO

13' 11" x 10' 10" (4.25m x 3.31m)

Aspect to front, a second double bedroom, fitted wardrobes to one side, radiator.

BEDROOM THREE

12' 2" x 10' 8" (3.73m x 3.26m)

Overlooking the rear garden, a third double bedroom, fitted wardrobes and radiator.

BEDROOM FOUR

10' 11" x 6' 11" (3.33m x 2.12m)

Aspect to front, radiator and airing cupboard over stairs with radiator.

FAMILY BATHROOM

6' 9" x 5' 5" (2.08m x 1.66m)

White suite comprising low level wc, vanity wash hand basin with storage below, bath with central taps and shower above, shower screen, wall tiling, obscure glass window to rear and column towel heated radiator.

OUTSIDE

REAR GARDEN

Paved patio leading onto an area of lawn with additional rear paved patio and decked relaxation areas, side access with gate, outside tap and outside lighting.

FRONT GARDEN

Keyblock driveway leading to garage, area of lawn, well tended hedgerow to front boundary, outside light and access to side.

GARAGE

13' 6" x 10' 0" (4.14m x 3.05m)

With up and over access door, cold water tap, power and lighting.

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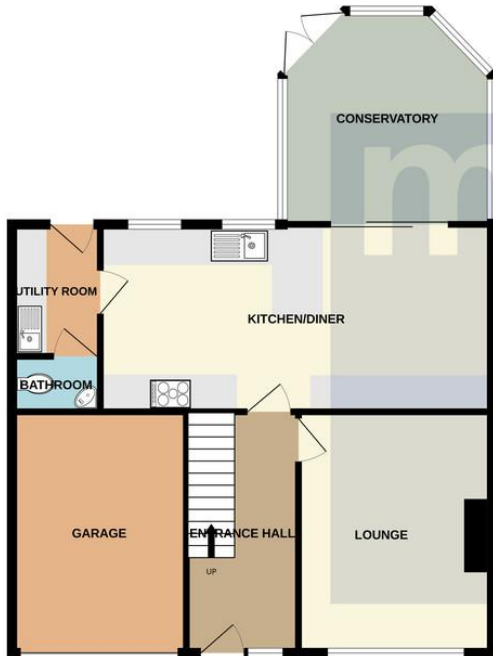


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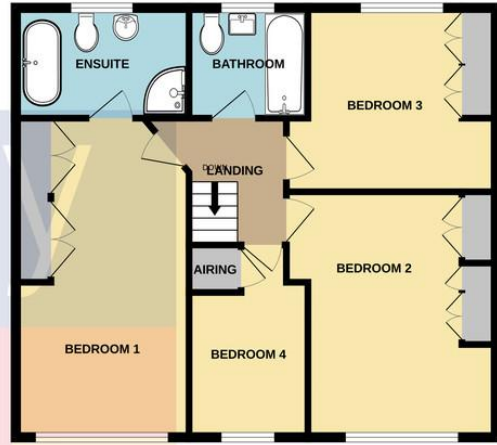


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GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

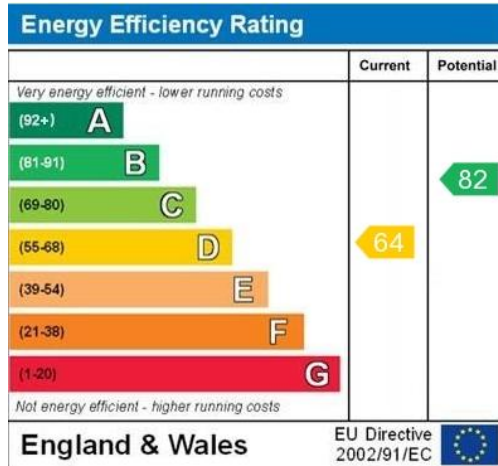


1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 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.



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