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Parc-Y-Fro, Creigiau, Cardiff Offers in the Region of £340,000

Semi-Detached Family Home | 3 Bedrooms | 2 Reception Rooms | Downstairs W.C.
South Facing Rear Garden | Immaculate | Peaceful Location | Redecorated throughout |
New Carpets | Sought after location | Great School Catchment | Viewing Highly Recommended



Parc-Y-Fro, Creigiau, Cardiff, CF15 9SD

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MOVE STRAIGHT IN! An IMMACULATELY PRESENTED modern three bedroom semi-detached home, Off Road parking for two cars, plus a garage and a SUN FILLED REAR GARDEN - what more do you want?

This property is ideally located in a cul-de-sac in the sought after Village location of Creigiau. The property comprises of a Living Room, kitchen, dining room with conservatory extension and patio door leading to the rear garden, plus a useful cloakroom to the ground floor. To the first floor can be found three bedrooms and a family bathroom. The property further boasts gas central heating and double glazing throughout. Newly decorated throughout, with NEW carpets the property is just waiting for a new Family to move straight in! Offered to the market with no ONWARD Chain.

Within easy walking distance of the amenities of the village which include local shopping facilities in addition to beautiful country walks literally on your doorstep and within a short driving distance to the A470 and M4. It also benefits from being within an excellent school catchment area. Viewing highly recommended.

The Accommodation comprises

Entrance Hallway - Entered via a uPVC door with double glazed glass panel inserts, wall mounted radiator, Consumer board with entrance to the Living Room and...

Cloakroom - This light and airy cloakroom has vinyl flooring, with white suite comprising toilet, and wash basin, obscure panel double glazed window to the side.

Living Room - Entered via a wooden door, the Living Room is laid with New Carpet flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed window overlooking the front garden streaming light through the large window into this modern space. It's the ideal room to relax and enjoy the company of the rest of the household after a hard days work. The Living Room also has two wooden doors leading through into the Kitchen and Dining/conservatory area plus stairs to first floor.



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Kitchen - Beech effect units, with complementary work surface over and tiled splashback. 1 ½ stainless steel sink and drainer with mixer tap. Four ring electric hob, extractor canopy over and electric grill/oven. Space for dishwasher, washing machine and fridge. Double glazed uPVC window to rear. Painted walls and ceiling, vinyl floor. With plenty of cupboards and drawers, the kitchen provides the ideal environment for producing those perfect family meals with lovely views over the well maintained rear garden from the sink. Door to rear garden. And larder cupboard under the stairs housing the gas combination boiler.

2nd Reception Room (Dining Room) - door from the living room, this ample space currently has plenty of space for a large dining table with New carpet flooring and wood effect vinyl flooring in the conservatory area, a wall mounted radiator and sockets. The conservatory is accessed through a large opening. It's the ideal room to entertain and invite the extended family over for those special family occasions. The room could easily be utilised as a second lounge/playroom. The **Conservatory** area has uPVC double glazed windows on all sides with a sliding patio door leading out to the block paved to the patio area of the garden. Previously utilised as the perfect playroom for the children of the house to have fun and enjoy their toys in a safe and warm environment all year round, without their toys taking over the whole house!

First Floor Landing - Stairs rising from the Living Room, NEW fitted carpets, side window allowing in natural light, doors to all first floor rooms and loft hatch which is part boarded and home to the new combination boiler.

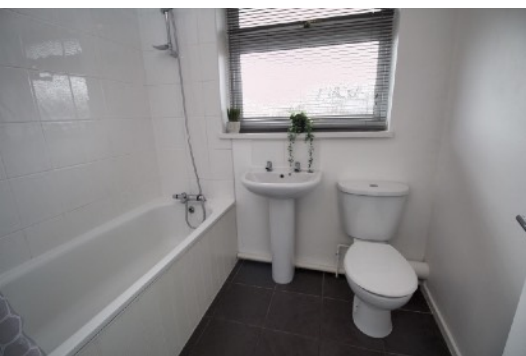
Master Bedroom - An extremely attractive and spacious Master double bedroom, to the front, with space for a free standing four door wardrobe, radiator under the large front uPVC double glazed window. This bedroom oozes stylish comfort and provides the best possible environment to relax and provide the exemplary nights sleep, with New Carpet.

Bedroom 2 - A double bedroom, window to rear, with pendant lighting. With ample space for all your storage needs, previously used as the children's bedroom, with power points and radiator, plus a built in cupboard.

Bedroom 3 - An ideal guest bedroom, Childs nursery or study, with window to the front and built in storage

Family Bathroom - A well-proportioned family bathroom with part tiled walls and tiled flooring, panelled bathtub and shower over, toilet, hand wash basin, obscure uPVC double glazed window, and wall mounted towel radiator.

SCHOOL CATCHMENT - English & Welsh Primary - Creigiau Primary
Secondary School - English - Radyr Comprehensive
Welsh - Ysgol Plasmawr



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Outside

Front Garden - Mainly laid to lawn, pathway to side access, driveway leading to the linked garage..

Rear Garden - A private and enclosed rear sun trap of a south facing garden providing multiple areas for enjoyment. There is a significant patio located directly outside the kitchen and conservatory, which is an ideal spot for a relaxing drink after work or those special family BBQs. Laid predominantly with lawn, ideal for children to have a kick about, this lovingly looked after garden is waiting for a new family to enjoy it.

Gate leading to the front garden.

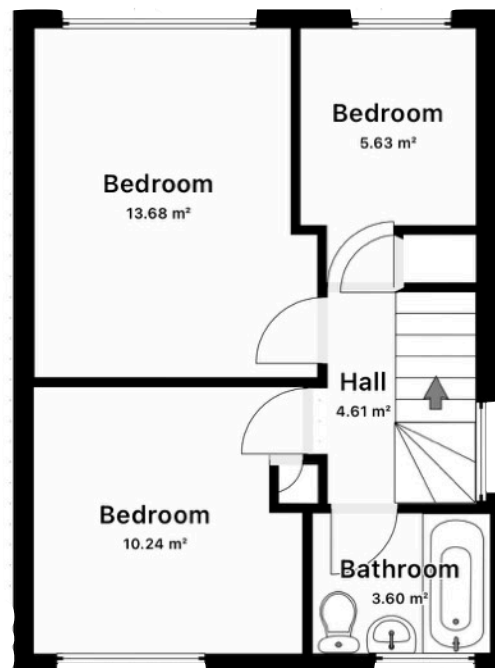
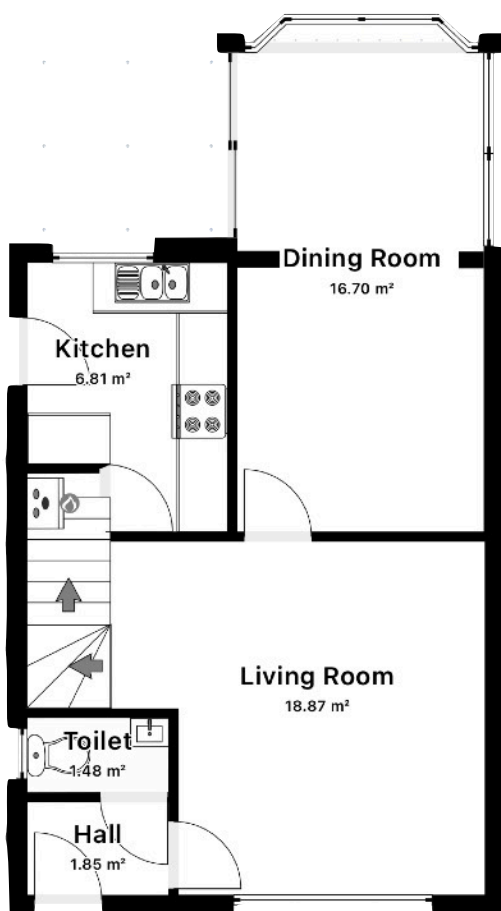
Tenure: Freehold

Council Tax band: E

Energy Performance certificate: D

Viewing Strictly By Appointment ONLY

Floorplan



Room Dimensions

Hall	5'6" x 3'7" (1.68m x 1.10m)
Living Room	17'11" x 13'9" (5.45m x 4.20m) [max]
Dining Room & Conservatory	9'7" x 19'5" (2.93m x 5.90m) [into bay]
Kitchen	7'10" x 10'6" (2.38m x 3.20m) [max]
Downstair WC	5'6" x 2'11" (1.68m x 0.88m)
Bedroom 1	11'3" x 13'11" (3.43m x 4.23m)[max]
Bedroom 2	10'8" x 10'7" (3.26m x 3.23m) [max]
Bedroom 3	7'0" x 10'1" (2.13m x 3.08m) [max]
Family Bathroom	6'11" x 5'7" (2.12m x 1.70m)

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