

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



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached Property

4

2

3

2

Property Description

**** EXTENDED FOUR BEDROOM DETACHED ** GARAGE ** CUL DE SAC LOCATION IN CREIGIAU **** A beautifully presented four bedroom detached family house in the sought after village of Creigiau being close to local amenities. The property briefly comprises entrance porch, lounge/dining room, Oak kitchen, second reception room and cloakroom. To the first floor is master bedroom with en-suite, three further bedroom's and family bathroom. Attractive south westerly facing garden to rear, Large front garden, driveway and garage. EPC rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx TBC

**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

Approached via a uPVC entrance door with double glazed window to upper part. Engineered wood flooring. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Engineered wood flooring. Obscured glass window to side. Tiled splashback.

SITTING ROOM

18' 1" x 13' 9" (5.53m x 4.21m)
Overlooking the large front garden, a good sized reception. Feature coal effect living flame gas fire with cast iron insert and wooden surround. Staircase to first floor with window to side. Understairs storage. Engineered wood flooring. Radiator. Folding doors to kitchen and dining room.

KITCHEN AND DINING ROOM

18' 0" x 10' 7" (5.51m x 3.23m)
Well appointed along three sides in solid oak fronts beneath round nosed laminate worktop surfaces. Inset 1.5 sink with side drainer. Inset five ring gas hob with concealed cooker hood above. Integrated oven and combination microwave oven above. Matching range of eye level wall cupboards. Integrated fridge. Integrated washing machine. Tiled splash back. Please note integrated appliances are 'Neff'. Door front kitchen to rear garden. Large dining area with ample space for large family dining table. Double opening french doors to rear garden. Engineered wood flooring. Radiator.

LOUNGE

18' 7" x 14' 7" (5.68m x 4.46m)
Overlooking front and rear garden, an excellent sized reception. Feature coal effect living flame gas fire with tiled back and wooden surround. Solid wood flooring. Two radiators.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to landing area. Window to side. Access to roof space. Door to the continuation of landing.

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BEDROOM ONE

18' 10" x 11' 11" (5.75m x 3.65m)

Enjoying dual aspect to front and rear.

A Spacious principle double bedroom, large built in sliding door, mirrored wardrobes, airing cupboard with radiator housing Combi, gas, central heating boiler, second built in wardrobe. Radiator.

EN SUITE

White suite comprising of low level WC, wash hand basin, shower cubicle with glass, sliding door.

Obscured glass window to rear. Heated towel radiator.

BEDROOM TWO

10' 10" x 10' 7"(max) (3.31m x 3.24m)

Aspect to rear, a second double bedroom, built in, mirrored, sliding door wardrobes. Radiator.

BEDROOM THREE

10' 11" x 10' 5" (3.33m x 3.20m)

Aspect to front, a third double bedroom. Built in sliding door wardrobes, radiator.

BEDROOM FOUR

10' 11" x 6' 11"(max) (3.33m x 2.11m)

Window to front, built in storage cupboard, radiator.

BATHROOM

6' 9" x 5' 4" (2.08m x 1.64m)

White suite comprising of low level WC, wash hand basin, bath with mixer tap shower, wall shower, glass screen. Tiled flooring, tiled splashback, heated towel rail. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

A delightful south westerly facing rear garden with large paved patio leading onto an area of lawn with rear hedgerow boundary. Side access.

FRONT GARDEN

A large matured lawned front garden, enclosed by hedgerow with inset plants, shrubs and laurel. Long driveway to side. Outside tap.

GARAGE

Detached single garage with up and over access door.

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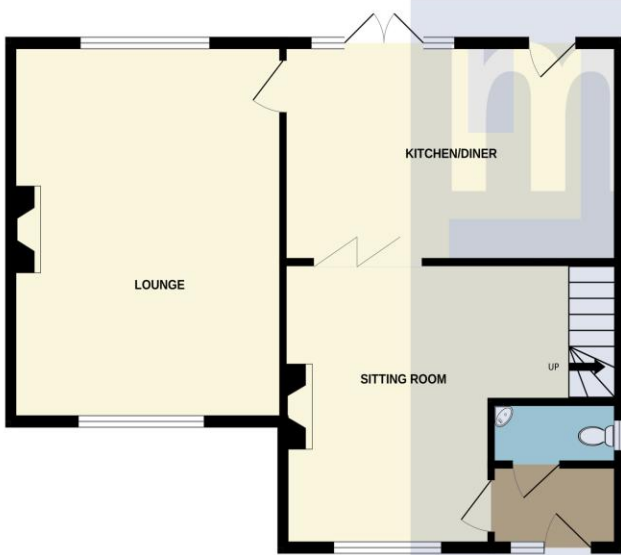


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GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

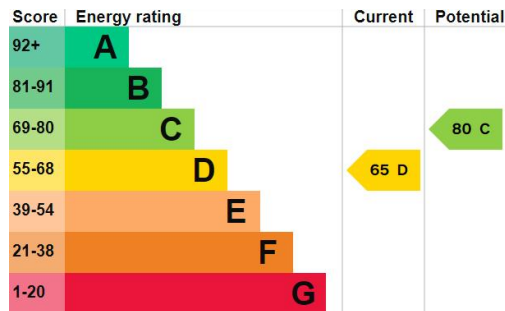


1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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 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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