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## Detached Executive Home, Parc y Coed, Creigiau, Cardiff, CF15 9LZ

Detached Family Home | Peaceful Location in a Cul-de-sac

Four Bedrooms | Great School Catchment | Viewing HIGHLY recommended

Off Road Parking for at least Three cars & Garage | Large Open Plan Kitchen/Diner

Downstairs W.C. & EnSuite | Rarely Available | EPC D



Offers in Region of £480,000

# Parc y Coed, Creigiau, Cardiff CF15 9LZ



**MOVE STRAIGHT IN!** An **IMMACULATELY PRESENTED** modern four bedroom detached home, **AN EXCEPTIONAL QUALITY EXECUTIVE HOME IS WAITING FOR A NEW FAMILY.**

Immaculately presented THIS four bedroom detached property, briefly comprising of entrance hall, lounge, kitchen/breakfast/family room, conservatory, utility, downstairs cloakroom, four bedrooms, an en-suite and a family bathroom. Outside there are good sized mature gardens to the front and rear. The large garden to the rear provides plenty of space to entertain on those warm Summer evenings or for a kick about with the children. With off road parking on the block paved driveway for up to THREE cars to the front of the property leading to the garage. The property further benefits from gas central heating, and double glazing.

#### **Location**

Situated in a quiet cul-de-sac and sought-after location. This is a generous sized plot with great road links the property is ideally located, benefiting from main bus routes into the city centre and surrounding areas. The suburb of Creigiau is approximately 7 miles north west of Cardiff city centre. Amenities include a local shop, doctors surgery, pharmacist, pre-school nursery, church, and a well regarded local primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. For the commuter, Creigiau is only minutes from the M4 junction 32 & 34.

The property offers ideal family accommodation and must be viewed to fully appreciated. Internal viewing is highly recommended.

#### **The Accommodation comprises**

**Entrance Hallway - 13' 11" x 6' 5" (4.25m x 1.98m)** A composite glazed door provides access to the spacious hallway which provides access to the lounge and kitchen. Carpeted stair case rising to first floor, low level under stairs storage cupboard, wood flooring and radiator.

**Living Room - 13' 10" x 11' 3" (4.22m x 3.44m)** uPVC double glazed bay window to the front aspect. Panelled radiator and cast iron wood burner, provide ample heat on chilly winter evenings with carpet flooring. TV aerial point. Plastered ceiling. This room offers the ideal environment for the whole family to unwind and relax in.

**Kitchen/Diner - 23' 7" x 10' 6" (7.19m x 3.22m)** With a wide range of base and wall units offering ample storage facilities. The kitchen provides the beating heart of any family home and this one provides plenty of space for the whole family to enjoy. Worktop incorporates ceramic one & half sink with drainer and mixer tap over. Space for an integrated dish washer, fridge freezer and under counter fridge, electric double oven and five ring gas hob with extractor hood over amplifies the outstanding quality of this fitted kitchen. uPVC double glazed window to rear aspect with space for an. Quality luxury vinyl tiled flooring, just finishes off this family space. This spacious kitchen has plenty of room for the chef of the house with loads of work surface space to prepare family meals. Complete with breakfast bar with space for three stools.

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The dining area with patio doors leading out to the conservatory and rear garden allows you to welcome the outside in on warm summer evenings. The room overlooks the well established mature garden. This is perfect spot for entertaining your guests and family on those special occasions.

**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 which will keep it cool in the summer and provides heat in the winter is ideal as a second lounge, ideal for the children of the house to play and relax while mum & dad talk through their day.



**Utility/Laundry room - 5'2" x 6'11" (1.57m x 2.11m)** Accessed from the kitchen through a wooden door the utility room has a uPVC double glazed door leading into the rear garden, with wall and base units and complementary worktop over. Sink with mixer tap and plumbing for washing machine, tumble dryer and wall mounted gas combination boiler. Quality luxury vinyl tiled flooring, door to...

**Downstairs Cloakroom - 5'2" x 3'4" (1.57m x 1.01m)** White two-piece suite comprising low level w.c. and vanity corner wash hand basin with storage under. Radiator and extractor fan. Luxury vinyl tiled.

**FIRST FLOOR Landing** - An open landing providing access to all 4 bedrooms, family bathroom and access to the loft.



**Master Bedroom - 18' 5" x 9' 10" (5.63m x 3.02m)** uPVC double glazed window to the front aspect. Panelled radiator. Plastered ceiling. Luxury quality laminate flooring. Ample space for all your storage needs with large six door built in wardrobe. This spacious and peaceful room provides the ideal place to relax and recharge your batteries. This large bedroom offers the new owners plenty of space for all their storage needs with the. A second door into the...

**En Suite - 9' 10" x 5' 6" (3.02m x 1.69m)** A four-piece suite in white comprising: fitted walk-in shower enclosure with an electric Mira shower, panelled bath with mixer taps, low level WC and pedestal wash hand basin with mixer taps. Extractor fan. Plastered ceiling. Vinyl flooring. Stainless steel heated towel rail. Shower has shower panels. uPVC double glazed obscure window to the rear aspect.



**Bedroom Two - 13' 11" x 10' 10" (4.25m x 3.31m)** Having a picture window encapsulating the views of the front garden, with built in three door wardrobe and additional two cupboard. Panelled radiator. Carpet flooring. Plastered ceiling. Light switch. Power points. A perfect teenage bedroom.

**Bedroom Three - 12' 2" x 10' 8" (3.73m x 3.26m)** With a rear aspect to uPVC double glazed window to the rear, this good size double bedroom, currently being used as a child's bedroom offers space for all your storage needs with built in four door wardrobe. Radiator.



**Bedroom Four - 10' 11" x 6' 11" (3.33m x 2.12m)** This front aspect bedroom offering a fourth bedroom is ideal as a child's or guest bedroom or, could easily be a home office/study. Built in cupboard above the stairs and radiator.

**Family Bathroom - 6' 9" x 5' 5" (2.08m x 1.66m)** A modern 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.

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**Outside** - The property sits in a prominent position within its grounds which comprise mature gardens predominantly laid to lawn. There are several areas within this ideal family garden.

**Front** - On a generous spot at the head of a cul-de-sac provides off road parking for at least three cars on the block paved driveway leading to garage, area of lawn, well tended hedgerow to front boundary, outside light and access to side, leading to the front entrance. The well established front garden with attractive front lawn, welcomes you home. The gate on the side of the property provide access to the rear of the house, ideal for those muddy dog walks or child's sporting activities.

**Garage** - 13' 6" x 10' 0" (4.14m x 3.05m) With up and over access door, cold water tap, power and lighting.

**Rear Garden** - There are several zones to the garden. A private, rear garden with three patios/deck is the ideal location for summer barbecues & 'al fresco dining'. Firstly, directly outside the French doors from the conservatory and door leading from the Utility Room, you will find a paved patio stretching across the rear of the property and further raised patio at the rear of the garden and another raised decked patio. Both areas provide the perfect spot for a G&T in the sun after a hard days work.

A side gate provides access to the front, with space for storage of refuse bins alongside the property, leaving the rest of the garden laid with lawn and established shrubbery. This mature garden which has been lovingly created by the present owners is just waiting to be enjoyed by its new owners.

**VIEWING** - Strictly by appointment with the agents.

## General Information

Tenure: Freehold

Energy Performance Certificate - D

Council Tax Band : G

## Floorplan



## Room Dimensions

Entrance Hallway -  
13' 11" x 6' 5" (4.25m x 1.98m)  
Living Room -  
13' 10" x 11' 3" (4.22m x 3.44m)  
Kitchen/Diner -  
23' 7" x 10' 6" (7.19m x 3.22m)  
Conservatory -  
11' 9" x 10' 10" (3.60m x 3.31m)  
Utility/Laundry room -  
5' 2" x 6' 11" (1.57m x 2.11m)  
Downstairs Cloakroom -  
5' 2" x 3' 4" (1.57m x 1.01m)  
Master Bedroom -  
18' 5" x 9' 10" (5.63m x 3.02m)  
En Suite -  
9' 10" x 5' 6" (3.02m x 1.69m)  
Bedroom Two -  
13' 11" x 10' 10" (4.25m x 3.31m)  
Bedroom Three -  
12' 2" x 10' 8" (3.73m x 3.26m)  
Bedroom Four -  
10' 11" x 6' 11" (3.33m x 2.12m)  
Family Bathroom -  
6' 9" x 5' 5" (2.08m x 1.66m)

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