

# 84 Parc Y Fro,

## Creigiau, Cardiff, CF15 9SB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£495,000**



Detached Property

4

2

3

1

# Property Description

**\*\* EXTENDED FOUR BEDROOM DETACHED \*\*  
LARGE PLOT \*\* OWNED SOLAR PANELS PROVIDING  
AN INCOME \*\*** An extended and improved four bedroom detached family house in the much loved village of Creigiau. Entrance hallway, large lounge, open plan kitchen/diner and family room, conservatory. To the first floor are four bedrooms, principle ensuite shower room and a separate family bathroom. Gas central heating, double glazing. Large rear garden with paved patio and lawn. Garage with utility room to the rear. Lawned front garden and long driveway. EPC rating: D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,581 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in Creigiau, a semi rural village close to Cardiff. Creigiau has a village shop as well as recreational facilities, a public house and golf club. it aslo has an excellant primary school and is within the catchment area for Radyr Comprehensive school.

## ENTRANCE HALL

Approached via a uPVC entrance door leading to the spacious hallway. Staircase to first floor. Low level under stairs storage cupboard.

## CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Tiled flooring. Obscured glass window to side.

## LOUNGE

18' 9" x 11' 8" (5.73m x 3.58m)

With two large windows to front. Quality wood flooring. Two radiators.

## KITCHEN/DINER AND FAMILY ROOM

19' 8" x 18' 11" (6.00m x 5.78m)

Appointed along two sides in woodgrain effect finish fronts beneath round nosed worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset range style chrome 'Hotpoint' cooker. Integrated

dishwasher. Space for American style fridge freezer. Matching range of eye level wall cupboards. Concealed 'Baxi' combi gas central heating boiler. Additional half height 'Neff' cooker. Door to side. Central Island with storage and granite worktops above. Tiled flooring to kitchen area. Family area with space for seating and dining. Quality wood flooring to family area. Two radiators. French doors to rear garden. Opening to conservatory. Window to side.

## CONSERVATORY

8' 9" x 8' 7" (2.69m x 2.62m)

Upvc double glazed conservatory overlooking the rear garden with french doors to patio. Tiled flooring. Radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Doors to all rooms.

### BEDROOM ONE

12' 6" x 8' 7"(excl entrance) (3.82m x 2.63m)

Overlooking the rear garden. Laminate flooring. Radiator. Door to ensuite.

# 84 Parc Y Fro, Creigiau, Cardiff, CF15 9SB

## ENSUITE BATHROOM

6' 9" x 5' 7" (2.07m x 1.71m)

Comprising low level WC, wash hand basin, panelled bath with 'Mira' shower above. Tiled splash back. Tiled floor. Obscured glass window to side. Extractor fan. Heated towel rail.

## BEDROOM TWO

19' 9" x 9' 10"(max) (6.03m x 3.01m)

Overlooking the delightful rear garden, a second double bedroom. Walk in wardrobe with hanging rails and shelving. Radiator.

## BEDROOM THREE

11' 10" x 9' 9" (3.62m x 2.99m)

Overlooking the entrance approach, laminate flooring. Built in wardrobe. Radiator.

## BEDROOM FOUR

8' 11" x 8' 7" (2.72m x 2.64m)

Aspect to front. Laminate flooring. Radiator.

## FAMILY BATHROOM

7' 1" x 5' 6" (2.18m x 1.69m)

Comprising low level wc, wash hand basin, panelled bath with Triton shower above. Full wall tiling. Tiled flooring. Obscured glass window to side. Linen storage cupboard. Radiator.

## OUTSIDE

### REAR GARDEN

A good sized rear garden comprising paved patio leading onto an area of lawn. Maturing tree and shrubs to borders. Timber storage shed. Timber gate to both sides. Access to utility room and garage.

### UTILITY ROOM

8' 8" x 6' 3" (2.65m x 1.92m)

Adjoining the rear of the garage with door to and from rear patio. Units and worktops to two sides. Inset stainless steel sink with side drainer. Matching eye level wall cupboards. Tiled splashback. Window to rear.

### GARAGE

16' 2" x 8' 2" (4.95m x 2.50m)

With up and over access door. Power and lighting.

### FRONT GARDEN

Large lawned front garden with long driveway to side leading to the garage.

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GROUND FLOOR  
835 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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