

89 Parc-y-coed,

Creigiau, Cardiff, CF15 9LW



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Detached Property



Property Description

**** A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY** SOUGHT AFTER VILLAGE LOCATION **** A well presented three bedroom detached family house in the sought after village of Creigiau being close to local amenities. Entrance hallway, lounge, kitchen / breakfast room, dining room, and cloakroom. To the first floor are three bedrooms, and family bathroom. Gas central heating, double glazing. Rear garden mainly laid to lawn with paved patio, driveway to front leading to the garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 892 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

ENTRANCE HALL

Mainly laid lawn with spacious driveway and gated access to rear garden.

HALLWAY

5' 7" x 3' 11" (1.72m x 1.20m)
Entered via uPVC double glazed front door with matching side window, into hallway. Doors to lounge and WC. Parquet wood flooring. Radiator.

LOUNGE

18' 3" x 13' 9" (5.57m x 4.21m)
uPVC double glazed windows to front and side. Featured electric fire with marble hearth. Radiator. Stairs to first floor with under stair cupboard. Glazed door to dining room, door to kitchen.

KITCHEN/BREAKFAST ROOM

10' 7" x 8' 5" (3.24m x 2.58m)
Fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven and hob with extractor hood over (gas supply also available). Space for fridge and washing machine. Tiled flooring and splash backs. Feature breakfast bar with space for two stools. Radiator. uPVC double glazed window overlooking the rear garden, and external door to side.

DINING ROOM

10' 6" x 9' 4" (3.22m x 2.85m)
uPVC double glazed French patio doors to rear garden. Radiator.

WC

5' 0" x 2' 10" (1.53m x 0.88m)
Modern low level WC and vanity enclosed wash hand basin. Tiled flooring. Radiator. uPVC double glazed window to side.

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FIRST FLOOR

LANDING

Doors to three bedrooms and family bathroom.
uPVC double glazed window to side with pleasant views. Loft access.

BEDROOM ONE

14' 1" x 12' 2" (4.30m x 3.72m)
Fitted wardrobes to one wall, plus airing cupboard houses gas combination boiler and shelving. uPVC double glazed window to front. Radiator.

BEDROOM TWO

12' 2" x 10' 6" (3.73m x 3.22m)
uPVC double glazed window to rear. Fitted wardrobe. Radiator.

BEDROOM THREE

10' 11" x 6' 10" (3.35m x 2.10m)
uPVC double glazed window to front. Storage cupboard. Radiator.

BATHROOM

6' 11" x 5' 5" (2.12m x 1.66m)
A white suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled splash backs. Radiator. uPVC double glazed window to rear.

OUTSIDE

Rear Garden
Mainly laid to lawn with boundary fence and mature hedge border. Paved patio. Outside tap

GARAGE

A single garage with up and over door. Light and power. Pedestrian door to side.

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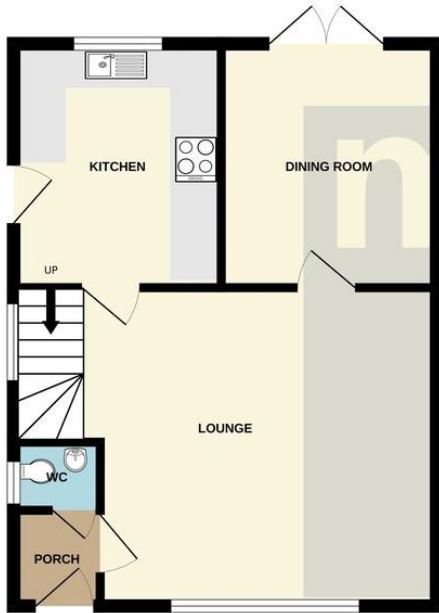


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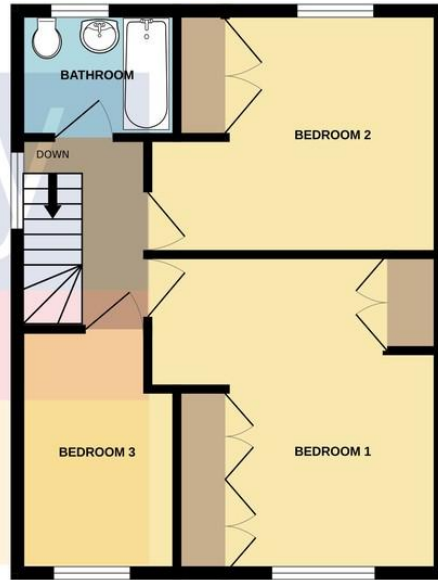


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GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

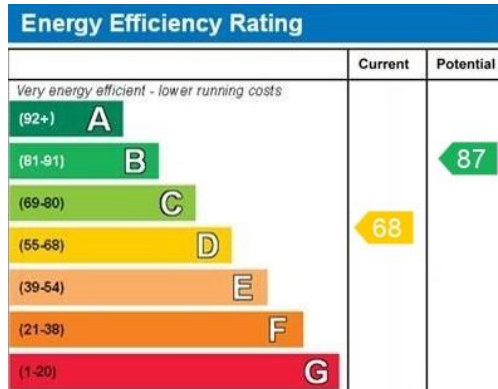


1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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