

Charmwood, 13 Parc Y Fro,

Creigiau, Cardiff, CF15 9SD



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Semi- Detached Property

4

2

3

2

Property Description

**** FOUR BEDROOM SEMI-DETACHED ** EXTENDED PROPERTY **** An extended four bedroom semi-detached family house in the much loved village of Creigiau. Entrance, hallway, lounge, open plan kitchen/breakfast room, family room, utility room, cloakroom and dining room. To the first floor are four bedrooms, principle bedroom has dressing room and ensuite shower room and a separate family bathroom. Gas central heating, double glazing. Large south westerly facing rear garden with paved patio, lawn, summer house and dry/boot room.. Garage/store to the rear. Lawned front garden and long driveway. EPC rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1592 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 has a Tesco Express with a Post Office, a Surgery and Pharmacy, as well as recreational facilities, a public house and Golf Club, it also has an excellent primary school which provides Welsh or English medium education. It is within the catchment area for Radyr Comprehensive School.

ENTRANCE

Entered via block paved driveway with parking for two vehicles. Laid to lawn with shrub and hedge borders. Gated access to rear garden. Electric car charging point.

HALLWAY

19' 8" x 5' 10" (max)(6.01m x 1.79m)
Entered via uPVC double glazed front door with matching side windows into hallway. Part tiled flooring. uPVC double glazed window to side. Glazed oak doors to lounge and kitchen/breakfast/family room. Stairs to first floor with storage space under. Two radiators.

LOUNGE

13' 9" x 11' 10" (4.21m x 3.63m)
uPVC double glazed window to front. Feature electric fireplace with marble hearth. Radiator.

KITCHEN/BREAKFAST ROOM

10' 6" x 10' 5" (max)(3.21m x 3.18m)
Open plan to the family room, the kitchen includes a wide range of base, eye level and full height units incorporating one and half bowl composite sink and drainer with complementary work surfaces. Integrated dishwasher and fridge/freezer. Fitted electric Rangemaster Cooker with extractor hood over. LVT (Luxury Vinyl Tile) flooring. Tiled splash backs. uPVC double glazed window to rear. Open to family room. Door to dining room.

FAMILY ROOM

12' 6" x 12' 5" (3.83m x 3.80m)
A delightful family/sitting room which includes a recently installed wood burner with a slate tiled hearth. uPVC double glazed French patio doors to landscaped rear garden. LVT flooring. Spotlights. Radiator. Door to utility room.

UTILITY ROOM

9' 10" x 5' 0" (3.02m x 1.54m)
Fitted base and eye level units incorporating ceramic 'Belfast' sink with complementary work surfaces. Space for washing machine and tumble dryer. Tiled flooring and splash backs. uPVC double glazed external door and window to side. Radiator. Door to:

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CLOAKROOM

5' 0" x 2' 9" (1.54m x 0.86m)

Modern low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. Extractor fan.

DINING ROOM

10' 5" x 9' 7" (3.18m x 2.93m)

uPVC double glazed French patio doors to rear garden. Solid American oak wood flooring. Radiator.

FIRST FLOOR

LANDING

Doors to four bedrooms and family bathroom. Loft access.

BEDROOM ONE

18' 6" x 12' 7" (5.65m x 3.84m)

An impressive principal bedroom with doors to dressing room and en-suite. uPVC double glazed windows to front and side with beautiful views over green open space. Radiator.

DRESSING ROOM

5' 6" x 4' 10" (1.69m x 1.48m)

Space for shelving and clothes rails. uPVC double glazed window to rear with pleasant outlook. Radiator.

ENSUITE

7' 2" x 5' 2" (2.20m x 1.59m)

A well presented suite comprising low level WC, pedestal wash hand basin and panelled P-bath with mixer shower over. Fully tiled walls. Spotlights. Extractor fan. Radiator. Shaver point. uPVC double glazed window to rear.

BEDROOM TWO

13' 10" x 9' 10" (max)(4.22m x 3.00m)

uPVC double glazed window to front with views. Fitted wardrobes with sliding mirrored doors to one wall. Radiator.

BEDROOM THREE

11' 7" (max)x 10' 7" (3.55m x 3.24m)

uPVC double glazed window to rear. Radiator. Storage cupboard.

BEDROOM FOUR

10' 0"(max) x 6' 11" (3.07m x 2.13m)

uPVC double glazed window to front. Storage cupboard. Radiator.

BATHROOM

6' 9" x 5' 5" (2.08m x 1.67m)

A stylish bathroom with modern vanity enclosed wash hand basin, low level WC and panelled bath with mixer shower over and glass screen. Tiled flooring and walls. Spotlights. Extractor fan. Shaver point. Ladder radiator. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

A wonderful, South Westerly facing rear garden mainly laid to lawn with block paved patio areas. Carefully planted shrub borders. Boundary wall and fence with side gate to green open space. Log store, bin store, outside tap. Outside lighting. Summerhouse with veranda.

SUMMER HOUSE

16' 0" x 11' 1" (4.90m x 3.39m)

An ideal relaxation space, home office, or hobby room. Power and lighting. Telephone socket. Electric heating. Double glazed windows and doors to veranda, with outside lighting.

DRYING/BOOT ROOM

12' 7" x 6' 1" (3.86m x 1.86m)

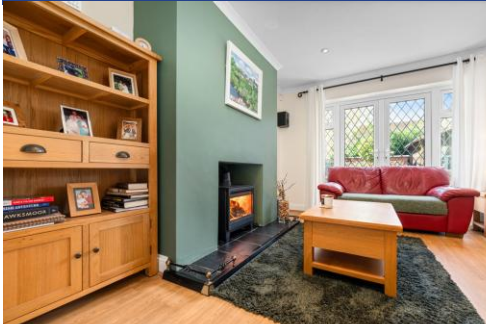
Previously part of the single garage and now a drying/boot room which houses the wall mounted gas central heating boiler and hot water tank. Fitted drying rack. Radiator. Light and power. Door to:

GARAGE/STORE

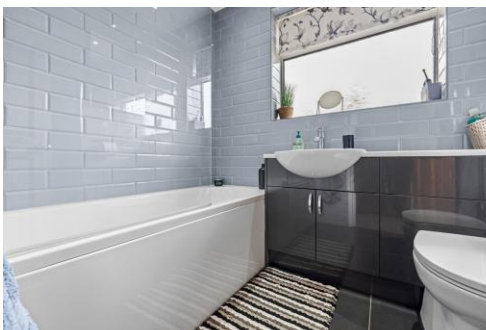
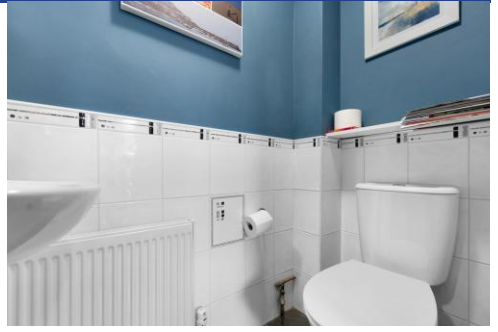
11' 8" x 6' 11" (3.57m x 2.13m)

An up and over garage door to store area. Light and power.

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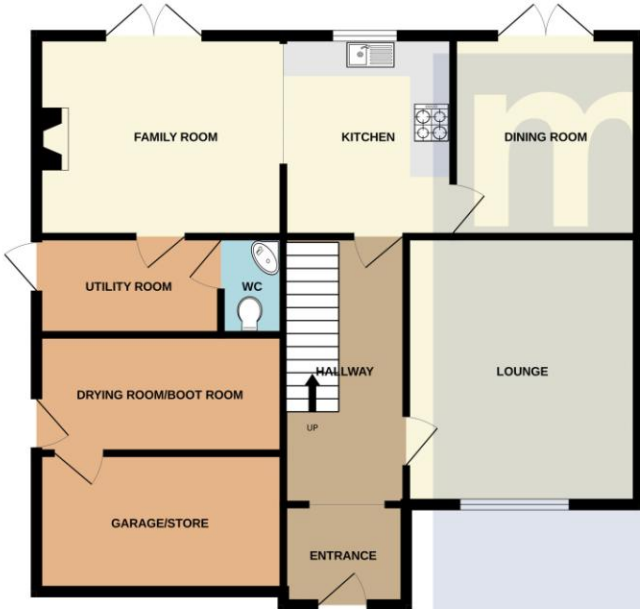


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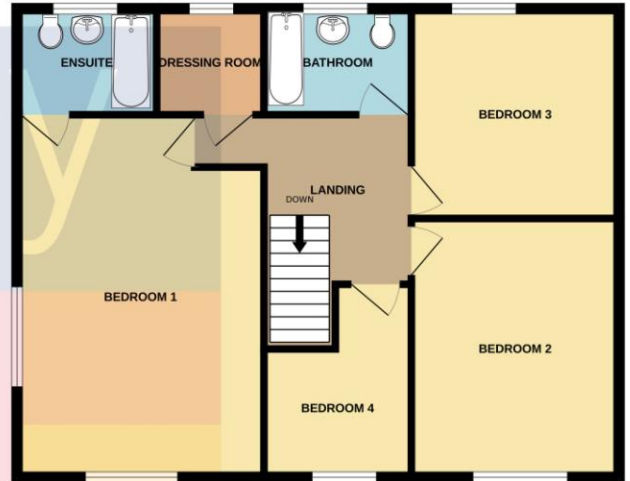


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GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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