

4 Parc Y Fro,

Creigiau, Cardiff, CF15 9SA



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Detached Property



Property Description

**** LARGE CORNER PLOT ** FOUR BEDROOM DETACHED FAMILY HOME ** NO CHAIN **** A bright and spacious four bedroom detached family home on a large corner property with sizeable front, side and rear gardens, located in the desirable village of Creigiau, close to local amenities. Entrance hall, cloakroom, bright lounge, dining room, neat fitted kitchen. To the first floor are four bedrooms and a family bathroom. Gas central heating. Large rear garden with patio and lawn, additional lawn to front and side. Driveway and detached garage. No chain. EPC Rating: tbc

Tenure Freehold

Council Tax Band F

Floor Area Approx 1005 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 also has an excellent primary school and is within the catchment area for Radyr Comprehensive school.

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the spacious hallway. Understairs storage cupboard. Staircase to first floor. Radiator.

CLOAKROOM

Comprising low level wc, wash hand basin. Tiled splash back. Obscured window to rear. Radiator.

LOUNGE

18' 10" x 11' 9" (5.75m x 3.60m)
Enjoying a dual aspect front and back with french doors to the rear garden, a good sized principal reception. Two radiators.

DINING ROOM

9' 10" x 8' 9" (3.01m x 2.68m)
Overlooking the lawned front garden. Serving hatch to kitchen. Radiator.

KITCHEN

11' 10" x 8' 5" (3.61m x 2.58m)
With units and worktops to two sides. Inset stainless steel sink with side drainer. Space for fridge freezer. Space for cooker. Floor mounted gas central heating boiler. Matching range of eye level wall cupboards. Door to garden. Serving hatch to kitchen. Window overlooking the rear garden. Tiled flooring. Tiled splash back.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

12' 4" x 9' 10" (3.77m x 3.00m)
Large window to front, a good sized double bedroom. Fitted wardrobe. Radiator.

BEDROOM TWO

11' 10" x 9' 10" (3.62m x 3.01m)
Aspect to front, a second double bedroom. Fitted wardrobe. Radiator.

BEDROOM THREE

8' 10" x 8' 8" (2.70m x 2.65m)
Overlooking the delightful rear garden, a good sized third bedroom. Fitted wardrobe. Airing cupboard housing the hot water cylinder. Radiator.

BEDROOM FOUR

8' 9" x 8' 8" (2.69m x 2.66m)
Aspect to rear. Radiator.

FAMILY BATHROOM

6' 10" x 5' 8" (2.10m x 1.73m)
Comprising low level wc, wash hand basin, panelled bath with shower above. Tiled splashback. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

A good sized rear garden comprising concrete patio relaxation and area of decorative stone leading onto an area of lawn. Enclosed by timber fencing and brick wall. Outside tap. Gate leading to side driveway.

FRONT AND SIDE GARDENS

A large corner plot with lawn to front and side with mature tree to front garden. Pathway to front door. Driveway to side leading to garage. Gate to rear garden.

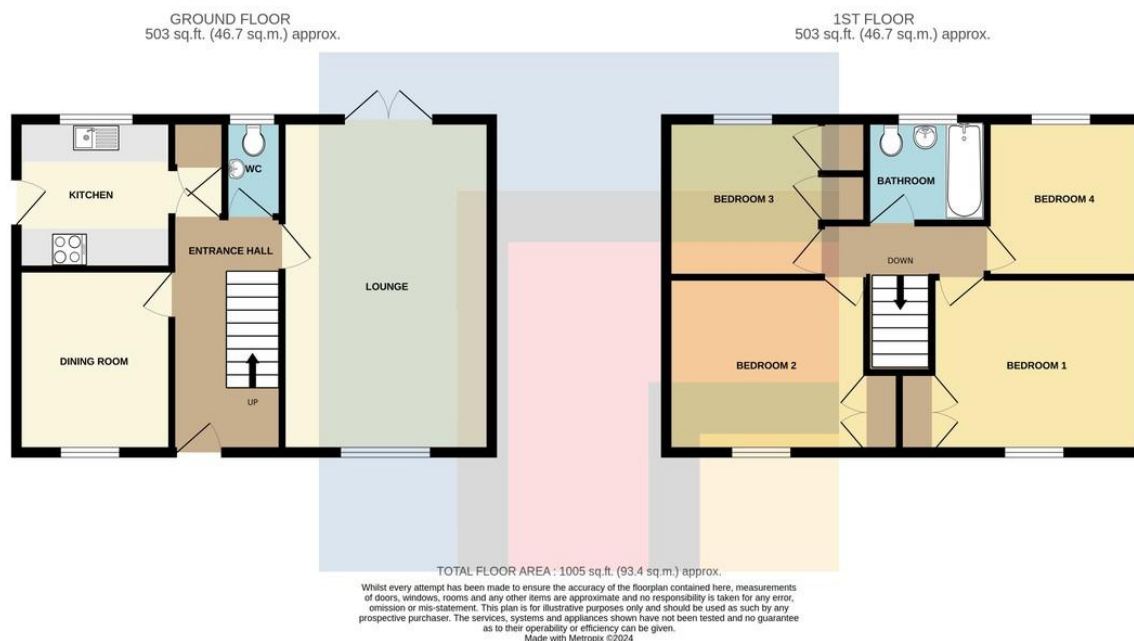
GARAGE

15' 10" x 7' 9" (4.85m x 2.38m)
Detached single garage with up and over access door. Door and window to side leading to rear garden.

4 Parc Y Fro,
Creigiau, Cardiff, CF15 9SA



4 Parc Y Fro, Creigiau, Cardiff, CF15 9SA



EPC TO FOLLOW

Radyr 029 2084 2124

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



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.