

68 Parc-y-coed,
Creigiau, Cardiff, CF15 9LZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£485,000



Detached Property



Property Description

**** FOUR BEDROOM DETACHED ON A LARGE PLOT ****

A bright and spacious four bedroom detached family house located in a quiet cul-de-sac in the sought after village of Creigiau. Entrance hallway, cloakroom, large lounge and diner, neat fitted kitchen, sitting room/study. To the first floor are four good sized bedrooms and a family bathroom. Gas central heating. Large southerly facing rear garden laid mainly to lawn. Lawned front garden with long driveways to either side and leading to the attached double garage. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,542 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular location, in a quiet cul-de-sac in sought-after area 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 HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor.

CLOAKROOM

Low level wc, wash hand basin. Laminate flooring. Obscured glass window to side. Radiator.

LOUNGE AND DINER

25' 9" x 12' 4" (7.87m x 3.76m)

A large principal reception with patio doors to the rear garden and large window to front. Inset cast iron wood burner. Ample space for family seating and dining. Laminate flooring. Radiator.

KITCHEN

11' 5" x 10' 3" (3.50m x 3.14m)

Appointed along two sides in wood finish units and worktops above. Inset stainless steel sink with side drainer. Plumbing for washing machine. Plumbing for dishwasher. Space for slot in cooker. Space for fridge freezing. Window overlooking the delightful rear garden. Tiled flooring. Door to side. Tiled splash back.

SITTING ROOM/STUDY

16' 3" x 9' 8" (4.97m x 2.97m)

Overlooking the entrance approach. Radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11' 5" x 10' 7" (3.49m x 3.23m)

Overlooking the attractive lawned rear garden, a good sized primary double bedroom. Built in wardrobe. Radiator.

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BEDROOM TWO

11' 11" x 9' 4" (3.65m x 2.87m)

Overlooking the lawned front garden, a second double bedroom. Built in wardrobe housing the 'Worcester' gas central heating boiler. Radiator.

BEDROOM THREE

12' 10" x 8' 9" (3.93m x 2.68m)

Aspect to front, a third double bedroom. Built in wardrobe. Radiator.

BEDROOM FOUR

11' 8" x 6' 11" (3.58m x 2.12m)

Enjoying views over the rear garden, a further good sized fourth bedroom. Radiator.

FAMILY BATHROOM

8' 7" x 5' 10" (2.64m x 1.80m)

White suite comprising low level wc, wash hand basin, panelled bath with 'Creda' electric shower above and shower mixer tap, glass shower screen. Laminate flooring. Obscured glass window to side. Tiled splash back. Radiator. Storage cupboard.

OUTSIDE

REAR GARDEN

A delightful southerly facing rear garden comprising 'crazy paved' patio leading onto a large area of lawn. Raised veg patch beds to one side. Area of decked relaxation. Enclosed by timber fencing to two sides and mature trees to rear boarder. Access to front from both sides with entrance gates. Access to garage.

FRONT GARDEN

With long driveways to either side of central lawn. Hedge to one boundary to side. Gates to side leading to rear garden.

DOUBLE GARAGE

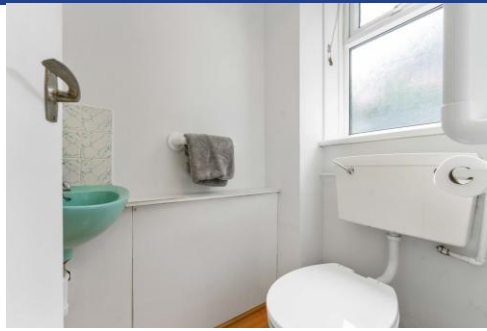
27' 0" x 11' 10" (8.23m x 3.61m)

An exceptional large garage with up and over access door. Power and lighting. Windows to side. Door to rear garden.

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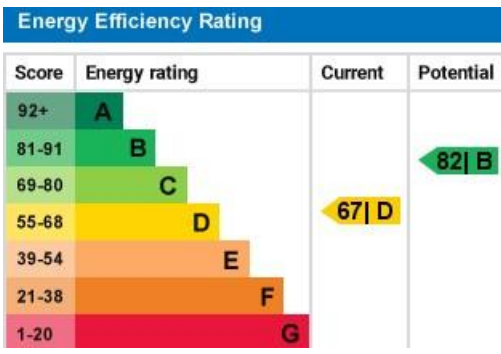
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TOTAL FLOOR AREA: 1542 sq.ft. (143.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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