

Call us on 02920 026213 or email us on [viewings@move2here.co.uk](mailto:viewings@move2here.co.uk) to arrange a viewing of your next home



## Semi-Detached Family Home

Parc-Y-Fro, Creigiau, Cardiff, CF15 9SB

NO ONWARD CHAIN | Semi-Detached Family Home | 3 Bedrooms | 2 Reception Rooms  
Downstairs W.C. | Stunning Kitchen | Secluded Westerly Facing Rear Garden | Immaculate  
Peaceful Location | Superb countryside Views | Great School Catchment  
Viewing Highly Recommended | EPC D | Location, Location, Location | Garage



Offers in region of £350,000



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



**MOVE STRAIGHT IN!** An IMMACULATELY PRESENTED modern three bedroom semi-detached home, Off Road parking for two cars and SUN FILLED REAR GARDEN! This property is ideally located in a quiet cul-de-sac in the sought after Village location of Creigiau with NO ONWARD CHAIN. The property comprises of a Living Room, modern kitchen/dining room, opening into the conservatory and west facing rear garden, plus a useful cloakroom to the ground floor. To the first floor can be found three bedrooms and a family bathroom. The property further boasts gas central heating and double glazing throughout from a new combination boiler.

Located in a quiet cul-de-sac with stunning views from the rear over an open countryside. Viewing highly recommended.

## Location

The village of Creigiau is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook. Amenities include a local shop, pharmacist, public house, church hall, doctors surgery and a local small primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including football, archery, tennis and cricket. Riders and walkers also have a network of bridle paths and footpaths on the doorstep. For the commuter, Creigiau is only minutes from the M4 junction 32 & 34.

## The Accommodation comprises

**Approach.** Entered via driveway and pathway to front door. Gated access to rear. Mainly laid to lawn with well established shrub and hedge borders.

**Entrance Hallway** 5'6" x 3'11" (1.70 x 1.20m) - Entered via a composite door with double glazed glass panel inserts, wall mounted radiator, Oak laminate flooring with entrance to the Living Room and...

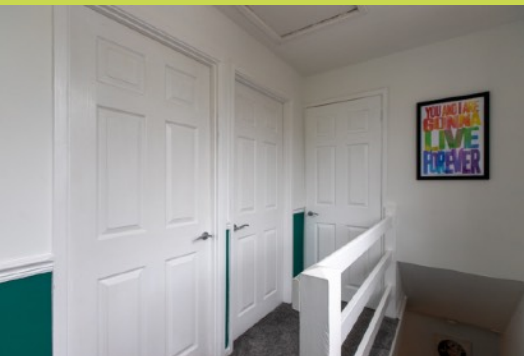
**Cloakroom** 5'7" x 2'11" (1.70 x 0.90m) - This light and airy cloakroom has exposed wooden flooring, with white suite comprising remote controlled toilet, and wash basin, obscure panel double glazed window to the side.

**Living Room** - 14' 10" x 14'2" (4.53 x 4.32m) [max] - Entered via a wooden door, the Living Room is laid with new grey carpet flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed window overlooking the front garden streaming light into this modern space. The TV is housed in the focal point of the room above the fireplace. It's the ideal room to relax and enjoy the company of the rest of the household after a hard days work. The Living Room also has stairs rising to the first floor and a wooden door leading through into the Kitchen/ Dining area.

**Kitchen/Diner** - 18'6" x 10'6" (5.65 x 3.20m) - A superb family living area with this large open space is the heart of the house. The kitchen is stunningly fitted with high quality wall and base units with "Nifty" little touches, drawers and worktop over, stainless steel sink, space for an integrated fridge freezer and integrated dishwasher, wooden flooring continued from the Living Room, providing the ideal environment for producing those perfect family meals. Gas hob and integrated electric Bosch double oven and microwave, with lovely



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



views over the well maintained rear garden from the sink. Door to rear garden and utility room.

**Dining area** - open from the kitchen area, Currently utilised as the perfect playroom for the children of the house to have fun and enjoy their toys in a safe and warm environment all year round, without their toys taking over the whole house! The conservatory is accessed through an archway. It's the ideal kitchen/diner to entertain and invite the extended family over for those special family occasions.

**Conservatory area** - uPVC double glazed built conservatory with French doors leading to the patio area of the garden. Open from the kitchen area, this ample space currently has a 7 seater dining table and oak laminate flooring, a wall mounted radiator and sockets. It's the ideal kitchen/diner to entertain and invite the extended family over for those special family occasions. This room must be seen to appreciated.

**Utility room** - Accessed from the covered area outside the kitchen through a Upvc door it was added to the back of the garage, to provide the perfect place for all your laundry needs, with wall and base units and complementary worktops over. Plumbing for washing machine, space for a tumble dryer and additional fridge. Double glazed window to rear with electric and lighting installed.

**First Floor Landing** - Stairs rising from the Living Room, fitted carpets, side window allowing in natural light, doors to all first floor rooms and loft hatch which is part boarded and home to the new combination boiler.

**Master Bedroom** - 11'5" x 13'9" (3.50 x 4.20 m) - An extremely attractive and spacious Master double bedroom, to the rear, with free standing four door wardrobes, radiator under the large front uPVC double glazed window. This bedroom oozes stylish comfort and provides the best possible environment to relax and provide the exemplary nights sleep.

**Bedroom 2** - 11'6" x 10'10" (3.51 x 3.30m) - A double bedroom, window to front, with pendant lighting. With ample space for all your storage needs, currently used as the children's bedroom, housing a bunk bed. Built in cupboard.

**Bedroom 3** - 6'10" x 9'10" (2.10 x 3.0m) [max] - An ideal guest bedroom, Childs nursery or study, with window to the front and built in storage

**Family Bathroom** - 6'11" x 7'1" 2.11m x 2.16m) - A well-proportioned family bathroom with tiled walls and tiled flooring, walk in shower, toilet, hand wash basin, obscure uPVC double glazed window, and wall mounted towel radiator.

## Outside

**Front Garden** - Mainly laid to lawn, pathway to side access, driveway leading to the linked garage (outside store).

**Rear Garden** - A private and enclosed rear sun trap of a north westerly facing garden providing multiple areas for enjoyment, that backs on to open fields to the rear of the property. There are two patio areas, one located directly outside the kitchen and conservatory, which is an ideal spot for children to play and the second in the far corner of the garden which is perfect for a relaxing drink after

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



work or those special family BBQs. Laid predominantly with lawn, this lovingly looked after garden is waiting for a new family to enjoy it.

Wooden gate leading to the front garden.

Garage - Currently used as a home gym, up and over door and electrical power.

Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band E

Energy Performance Certificate:D

VIEWING - Strictly by appointment with the agents.

## SCHOOL CATCHMENT

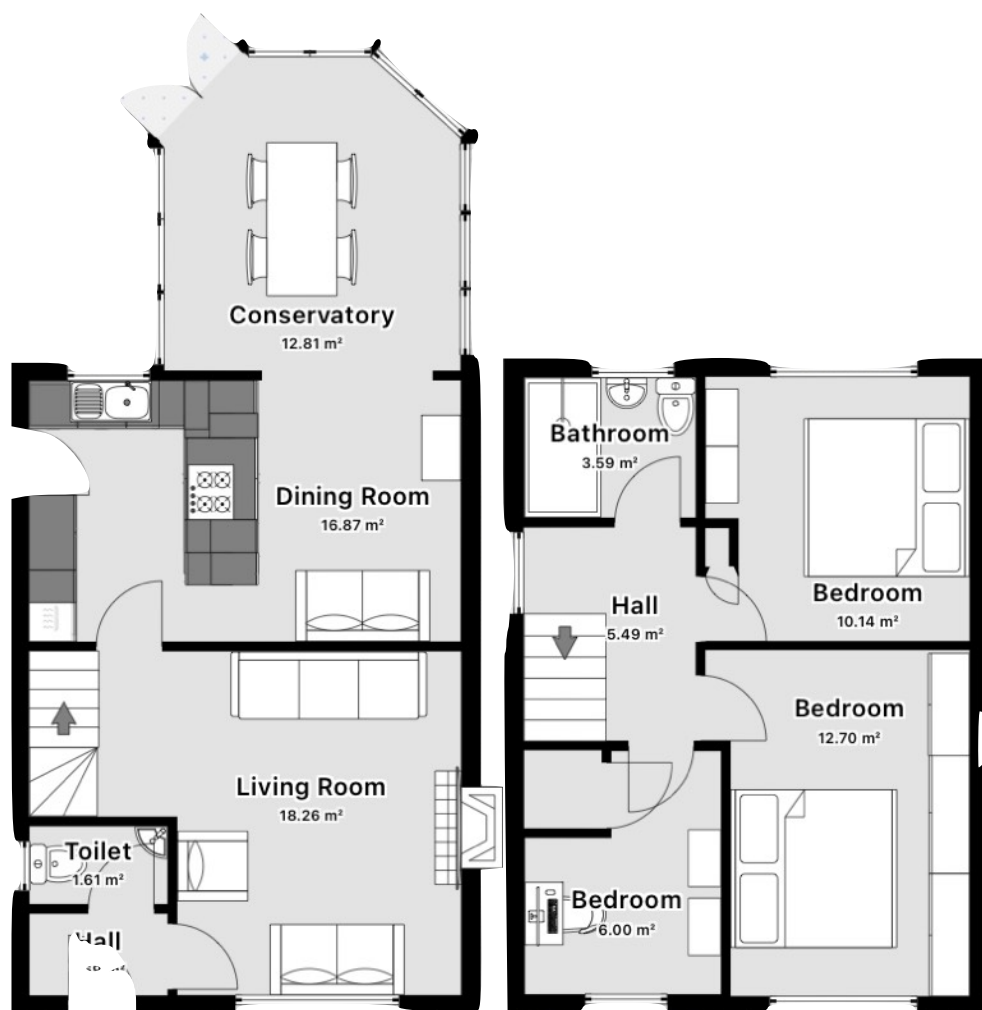
Primary - English School - Creigiau Primary

Welsh School - Creigiau Primary

Secondary - English School - Radyr Comprehensive

Welsh School - Ysgol Plasmawr

## Floor plan



## Room Dimensions

### Ground Floor

Hallway

5'7" x 3'3" (1.69m x 1.00m)

Downstairs WC

5'7" x 3'1" (1.69m x 0.95m)

Living Room

14'2" x 13'9" (4.22m x 4.20m) [max]

Kitchen/Diner

17'4" x 10'6" (5.29m x 3.19m)

Conservatory

11'11" x 12'7" (3.63m x 3.83m)

### First Floor

Bedroom One

10'8" x 13'10" (3.26m x 4.22m) [max]

Bedroom Two

10'7" x 10'7" (3.23m x 3.23m)

Bedroom Three

7'11" x 9'9" (2.40m x 2.97m) [max]

Family Bathroom

6'11" x 5'7" (2.10m x 1.71m)

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any perspective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale. In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortars are subject to status and valuation. Remember any lender will require a charge on the property.