



25 PARC Y FRO
CREIGIAU
CARDIFF CF15 9SD

ASKING PRICE OF

£365,000



SEMI-DETACHED PROPERTY



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**** THREE BEDROOM SEMI-DETACHED
REFURBISHED FAMILY IN POPULAR AREA
OF CREIGIAU ** EXCEPTIONAL VIEWS **
WELL MAINTAINED REAR GARDEN **
GARAGE AND DRIVEWAY**** A beautifully presented three bedroom semi-detached family home in the sought after area of Creigiau. Entrance porch, lounge, kitchen and diner, and WC. To the first floor; spacious master bedroom, a good sized second bedroom, family bathroom and third bedroom. Beautifully maintained front and rear garden, garage and driveway. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN/DINER

17' 10" x 10' 5" (5.44m x 3.19m)
A beautifully presented kitchen fitted with a wide range of base and eye level units appointed along three sides incorporating one and a half bowl composite sink and drainer with complementary work surfaces and feature breakfast bar. Fitted electric oven and induction hob with extractor fan over. Integrated fridge/freezer and washer/dryer. Cupboard housing gas central heating boiler. Tiled flooring. Spotlights. Radiator. uPVC double glazed window and sliding patio doors to Westerly facing rear garden. Double glazed composite door to side.

FIRST FLOOR

LANDING

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

BEDROOM ONE

13' 8" x 11' 7"(max) (4.19m x 3.54m)
A good sized primary bedroom with uPVC double glazed window overlooking the front approach with exceptional views. Radiator.

BEDROOM TWO

11' 7"(max) x 10' 7" (3.54m x 3.24m)
Another good sized second bedroom with uPVC double glazed window to rear. Radiator.

BEDROOM THREE

10' 1" x 6' 11" (3.09m x 2.12m)
uPVC double glazed window to front with views. Radiator.

BATHROOM

6' 9" x 5' 7" (2.07m x 1.72m)
A luxury bathroom suite comprising vanity enclosed wash hand basin and low level WC. Panelled P-bath with mixer shower over and glass screen. Tiled flooring and splash backs. Ladder radiator. Extractor fan. uPVC double glazed window to rear.

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

Entered via gravel pathway to front door. Driveway to garage. Laid to lawn with box hedge border. Gated access to rear garden.

HALLWAY

5' 6" x 3' 6" (1.70m x 1.08m)
Entered via double glazed composite front door with matching side window, into hallway. Tiled flooring. Radiator. Doors to lounge and WC.

CLOAKROOM

5' 6" x 2' 10" (1.70m x 0.88m)
A modern low level WC and vanity enclosed wash hand basin. Tiled flooring and splash backs. uPVC double glazed window to side.

LOUNGE

15' 1" x 13' 9" (4.60m x 4.20m)
A good sized lounge with uPVC double glazed window overlooking the front approach. Two radiators. Door to kitchen/diner. Stairs to first floor with under stair cupboard.



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OUTSIDE

REAR GARDEN

A beautifully presented South Westerly facing rear garden mainly laid to lawn with full width decked patio. Landscaped patio area with shrub borders. Boundary fence. Outside tap and lighting.

GARAGE

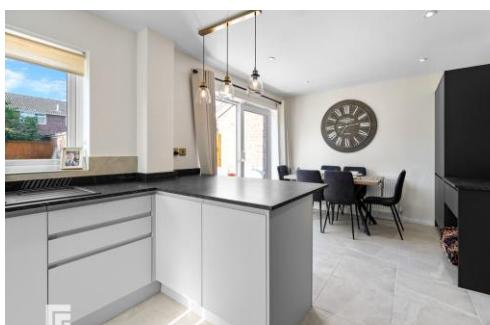
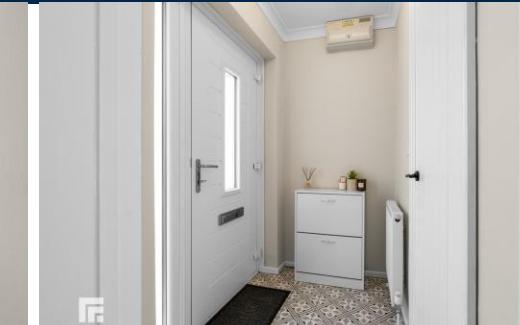
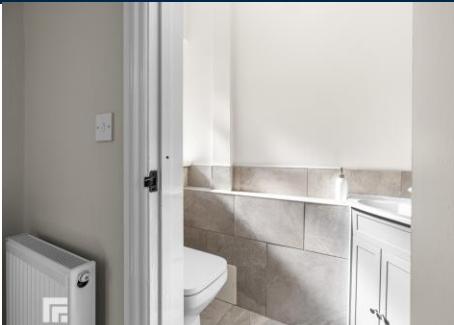
A single up and over garage door. Pedestrian door to rear. Light and power.



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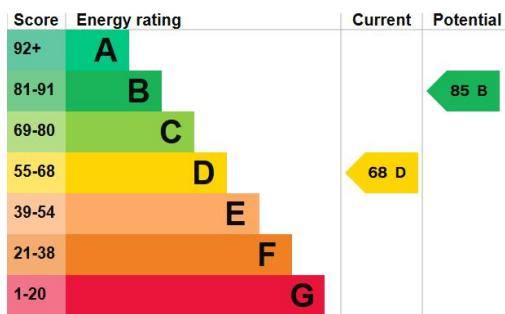


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FLOORPLAN TO FOLLOW



RADYR 029 2084 2124

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



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