



**25 PARC Y FRO**  
**CREIGIAU**  
**CARDIFF CF15 9SD**

ASKING PRICE OF  
**£365,000**



### SEMI-DETACHED PROPERTY



**3**



**1**



**2**



**1**

**\*\* 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**

#### 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.

#### 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.



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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.

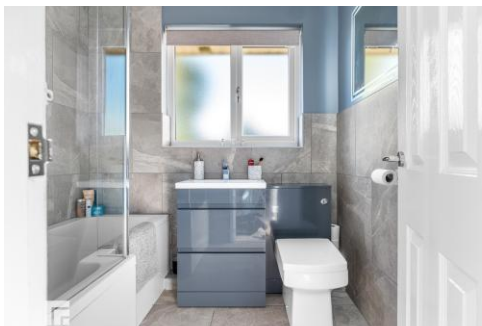
### GARAGE

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



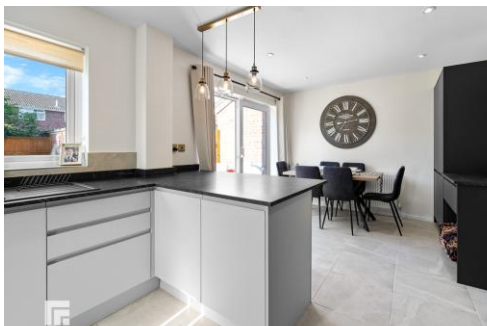
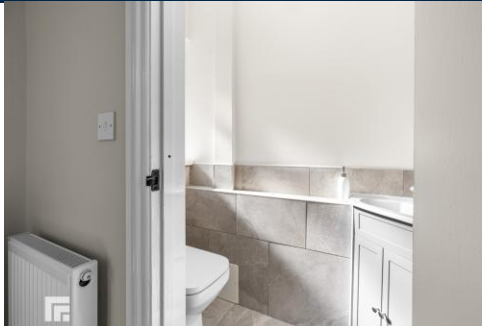


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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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