



45 PARC Y FRO
CREIGIAU
CARDIFF CF15 9SD

ASKING PRICE OF
£525,000



DETACHED HOUSE



5



2



3



3

**** FIVE BEDROOM DETACHED FAMILY ****
DOUBLE GARAGE ** NO CHAIN ** A bright and spacious, five bedroom detached family home on a large plot at the head of a quiet close, being in the sought after village of Creigiau, a short distance from local amenities. Entrance hallway, cloakroom, large sitting room, spacious lounge, dining room and a good sized kitchen and breakfast room. To the first floor are five good sized bedrooms, primary bedroom with ensuite shower room and there is a separate modern family bathroom. Gas central heating. Double glazing. South west facing paved patio and lawned rear garden. Two car side by side driveway leading to the detached double garage. No chain. EPC Rating: D

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 and Ysgol Gyfun Plasmawr.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door with double glazed windows to sides leading to the entrance hallway. Radiator.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled splash back. Chrome heated towel rail.

SITTING ROOM

14' 6" x 11' 0" (4.42m x 3.36m)

With deep sill bay style window to front, an excellent sized reception. Radiator.

LOUNGE

18' 8" x 13' 9" (5.71m x 4.20 MAXm)

With deep sill bay style window to front, a good sized reception. Staircase to first floor with under stairs storage cupboard. Doors to dining room and kitchen. Two radiators.

DINING ROOM

10' 5" x 9' 5" (3.20m x 2.89m)

With french doors opening to the rear garden, a good sized dining room with ample space for large family dining table. Radiator.

KITCHEN/BREAKFAST ROOM

20' 9" x 10' 5" (6.35m x 3.20m)

Well appointed along three sides in wood fronts beneath

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1435 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

lamine worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with oven below and curved glass cooker hood above. Matching range of eye level wall cupboards. Concealed 'Baxi' gas central heating boiler. Two windows to rear and door to garden. ample space for large family breakfast table. Space for American style fridge freezer. Radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

14' 0" x 11' 0" (4.28m x 3.36 Overall)

Overlooking the lawned front garden and quiet close, a good sized primary bedroom. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin and shower cubicle with 'Triton' electric shower above. Full wall tiling. Obscured glass window to side. Extractor fan.

BEDROOM TWO

13' 10" x 12' 7" (4.22m x 3.85m)

Overlooking the quiet close, an excellent sized second double bedroom. Radiator.

BEDROOM THREE

10' 10" x 10' 6" (3.32m x 3.22m)

Aspect to rear, a third double bedroom. Laminate flooring. Radiator.

BEDROOM FOUR

10' 11" x 10' 4" (3.34m x 3.17m)

Overlooking the lawned rear garden, a further good sized double bedroom. Laminate flooring. Radiator.

BEDROOM FIVE

8' 5" x 7' 6" (2.58m x 2.31m)

Aspect to front, a good sized fifth bedroom. Radiator.

FAMILY BATHROOM

7' 6" x 5' 6" (2.29m x 1.70m)

Modern white suite comprising low level wc, vanity wash basin with storage below and to side with work surface above. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.



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OUTSIDE

REAR GARDEN

A delightful south west facing rear garden comprising paved patio leading onto a large area of lawn with inset borders of plants and shrubs. Timber decked relaxation area. Door to garage. Metal framed timber entrance gates to side. Two storage timber storage sheds. Outside tap.

FRONT GARDEN

Shaped area of lawn to front with Keyblock paved pathways leading to front door. Inset beds of plants and shrubs. Side access to rear garden. Two car driveway leading to the double garage.

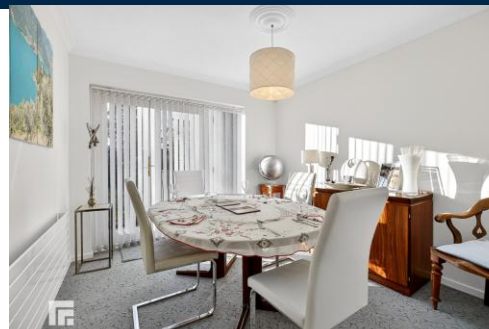
DOUBLE GARAGE

16' 7" x 15' 11" (5.07m x 4.87m)

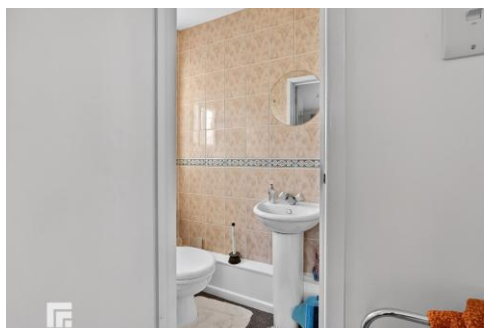
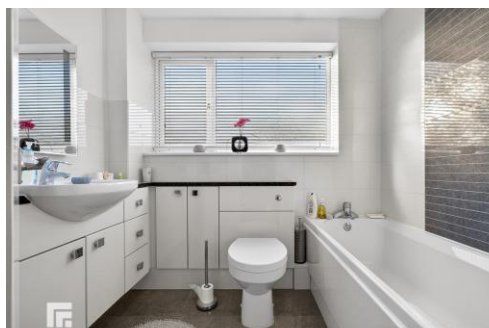
With twin up and over access doors. Power and lighting. Door to rear garden. Additional door giving access to timber storage shed with power and lighting.



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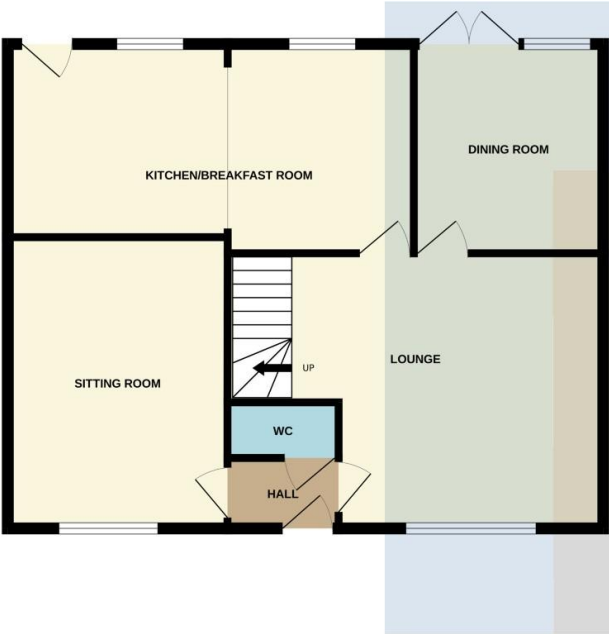


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GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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