



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

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1435 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

laminate 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.



M G Y . C O . U K

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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.

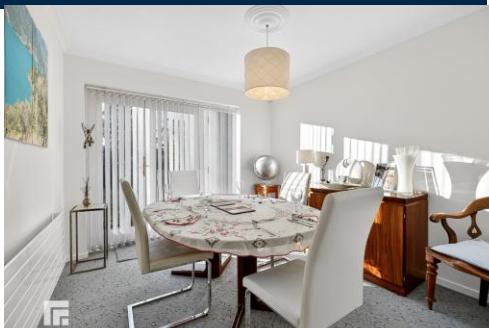
DOUBLE GARAGE

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

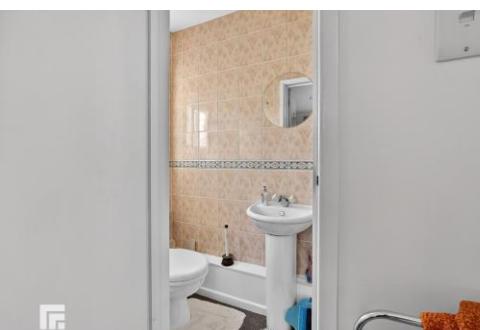
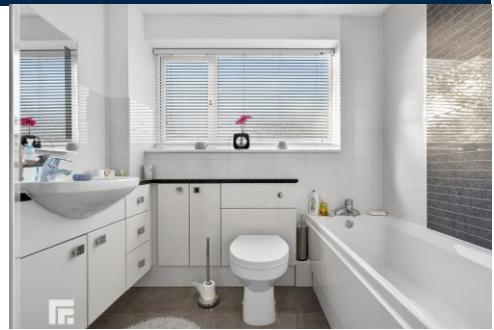
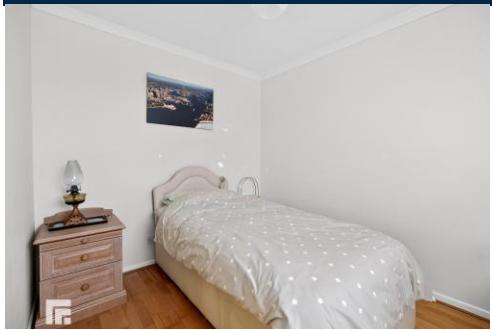
With twin up and over access doors. Power and lighting. Door to rear garden. Additional door giving access to timber storage shed with power and lighting.



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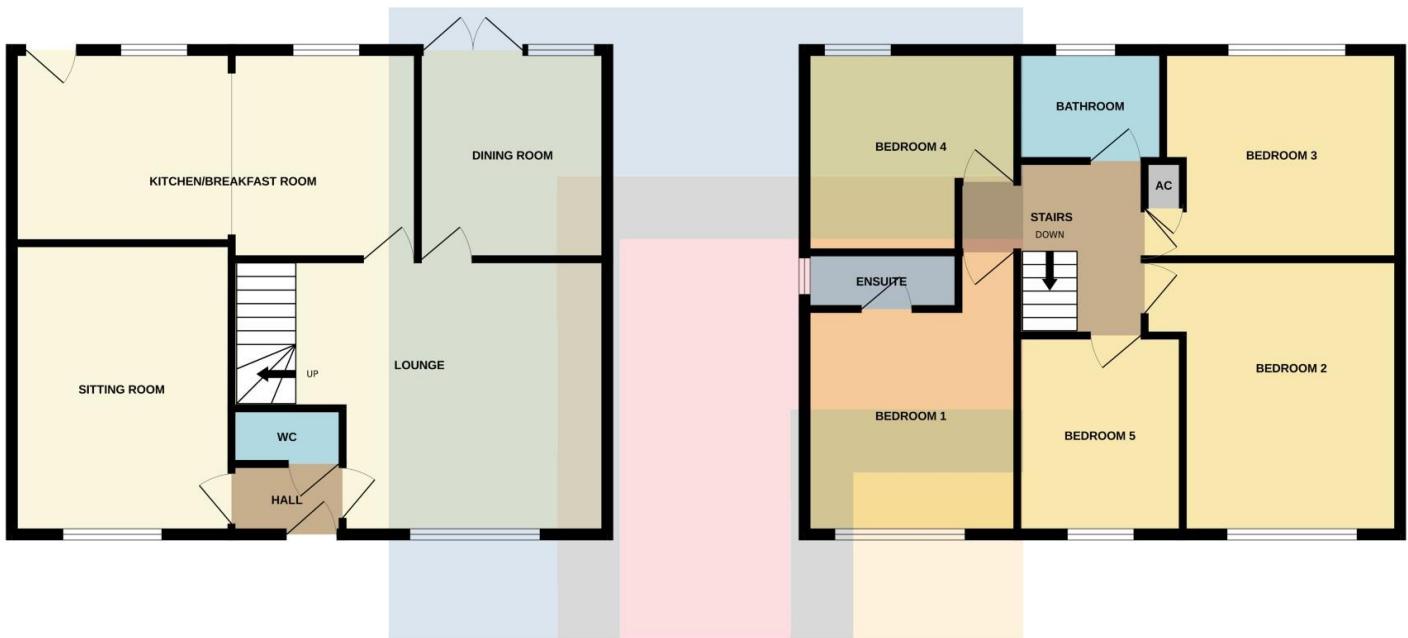
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GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

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		

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