

13 PARC-Y-COED
CREIGIAU
CARDIFF CF15 9LW

ASKING PRICE OF
£360,000



SEMI DETACHED PROPERTY



3



1



2



3

****EXTENDED SEMI-DETACHED PROPERTY**THREE BEDROOMS**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, open plan lounge/dining room, kitchen, sitting room 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: TBC**

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1070 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the sought after semi-rural Creigiau area of Cardiff with good access links to the M4 motorway. Local amenities include a good primary school, doctors surgery and pharmacy, tennis, cricket, netball and archery clubs, also within walking distance to an 18 hole professional golf course. The village has a Tesco Express shop with Post Office, a public house and restaurant all within walking distance. There is also a regular bus service to and from the City Centre and the village is in the catchment area for Radyr Comprehensive school and Ysgol Gyfun Plasmawr.

ENTRANCE PORCH

5' 8" x 3' 8" (1.74m x 1.12m)

Entered via a uPVC door, radiator, doors to lounge and WC.

CLOAKROOM

5' 8" x 3' 2" (1.73m x 0.97m)

White suite; low level WC, wall hung corner wash hand basin with dual taps, chrome heated towel rail and tiled splash-back and flooring. Obscured glass window to side.

LOUNGE/DINING ROOM

25' 5" x 9' 5" (7.76m x 2.88m)

An open plan lounge/dining room with electric fire, oak mantle piece and marble hearth; archway through to dining area with ample space for dining room table. Two radiators. Wooden door to kitchen. Stairs leading to first floor with under stairs storage cupboard. uPVC window to front and side. Double doors leading into sitting room.

SITTING ROOM

10' 9" x 8' 11" (3.30m x 2.73m)

A second reception room. Radiator. Velux window. Double French doors opening into the beautifully maintained rear garden.

KITCHEN

23' 0" x 8' 10" (7.02m x 2.70m)

Appointed along three sides, eye and low level wood cupboards beneath laminate worktops, composite sink with chrome mixer tap and drainer, integrated four ring gas hob, integrated oven and grill, plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash-backs and flooring, spotlights and

extractor fan. Hatch into dining room. uPVC window to rear. Velux window. uPVC door to side.

FIRST FLOOR

LANDING

uPVC window to side. Access to part boarded loft space with drop down ladder. Doors to all rooms.

BEDROOM ONE

14' 0" x 10' 11" (4.27m x 3.34m)

A spacious master bedroom with ample space for wardrobes. Built in cupboard. Radiator. uPVC window to front.

BEDROOM TWO

12' 1" x 10' 8" (3.69m x 3.26m)

A good sized second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

10' 7" x 6' 11" (3.25m x 2.12m)

A third bedroom. Built in cupboard. Radiator. uPVC window to front.

FAMILY BATHROOM

6' 11" x 5' 4" (2.11m x 1.65m)

White suite; low level WC, pedestal wash hand basin with dual taps, panelled bath with gold mixer tap, electric shower and glass shower screen. Radiator. Tiled splashbacks and flooring. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence and mature shrubs, a beautifully maintained, good sized rear garden. Paved patio leading to an area laid to lawn. Decked seating area and cast iron gate to side for access. Outside tap.

FRONT

Large lawn area bordered by plants and shrubs. Driveway with parking for up to three vehicles leading to garage.

GARAGE

Single garage with up and over door. Power and lighting. uPVC window to rear.

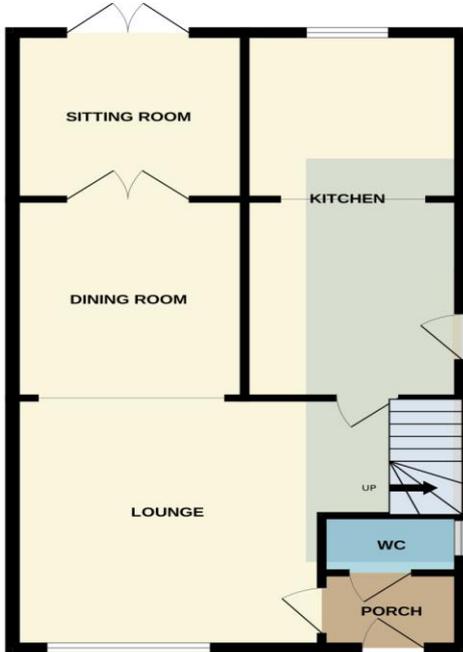


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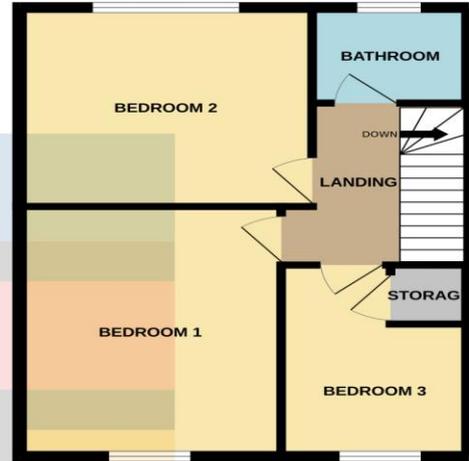


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GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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