

# 44 Parc-y-bryn, Creigiau, Cardiff, CF15 9SE



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£435,000**



Detached Bungalow

2

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# Property Description

**\*\* EXTENDED BUNGALOW WITH SOUTH FACING GARDEN \*\* KITCHEN/DINING ROOM \*\* CONSERVATORY \*\* TWO EN-SUITE'S\*\*** A

beautifully presented two bedroom extended detached bungalow situated in a convenient position with Creigiau Village. The property benefits from landscaped front and rear gardens with South facing aspect and new Resin driveway. The accommodation briefly comprises; entrance hallway, lounge, open-plan kitchen/dining room, conservatory, two double bedrooms each with en-suite. Gas central heating. Extra wide wheelchair friendly doors throughout. EPC rating:

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1024 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.

## ENTRANCE

Entered via spacious resin driveway with parking for three vehicles. Immaculately presented front garden with colourful shrubs, trees and hedges. Outside tap. External power points.

## HALLWAY

10' 7"(max) x 9' 3"(max) (3.23m x 2.83m)  
Entered via double glazed composite side door into hallway. Oak doors to two double bedrooms, lounge and kitchen/dining room. Fitted cloaks cupboard. Wood flooring. Radiator. Loft access.

## LOUNGE

14' 4" x 11' 11" (4.37m x 3.64m)  
uPVC double glazed sliding patio doors to rear garden. Two radiators.

## KITCHEN/DINING ROOM

18' 4" x 16' 6" (5.59m x 5.05m)  
A delightful open plan kitchen/diner with feature vaulted ceiling and double glazed Velux window to side. The kitchen is fitted with a wide range of base, eye level and full height units incorporating one and a half bowl stainless steel sink with complementary granite work surfaces. Fitted electric microwave, oven and five burner gas hob with extractor hood over. Tiled splash backs. Feature central island with wine rack and oak work surfaces. Space for American fridge/freezer, washing machine and tumble dryer. Wood flooring. uPVC double glazed windows to front and rear. Two vertical radiators. Glazed oak double doors to conservatory.

## CONSERVATORY

10' 9" x 9' 4" (3.29m x 2.85m)  
A pleasant, South facing conservatory with double glazed windows to all aspects and external door to side. Radiator. Wood flooring.

## BEDROOM ONE

13' 3" x 13' 5" (4.06m x 4.10m)  
uPVC double glazed window to front. Radiator. Fitted 'Leekes' wardrobes to one wall. Door to en-suite.

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#### ENSUITE

8' 0" x 6' 5" (2.45m x 1.96m)

A spacious en-suite comprising low level WC, vanity enclosed wash hand basin and fitted double shower cubicle. Tiled flooring and partly tiled walls. uPVC double glazed obscure window to front. Ladder radiator.

#### BEDROOM TWO

10' 8" x 10' 3" (3.27m x 3.14m)

uPVC double glazed obscure window to side. Radiator. Fitted wardrobes to one wall. Door to en-suite two.

#### ENSUITE TWO

7' 11" x 6' 4" (2.43m x 1.95m)

A modern suite to include low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Tiled flooring and partly tiled walls. Wall mounted gas central heating boiler. uPVC double glazed obscure window to side. Ladder radiator.

#### OUTSIDE

##### GARDEN

A beautifully presented, South facing rear garden with a variety of raised flower beds and shrub borders. Three paved seating areas with pathway to garden shed, greenhouse and summerhouse (with power). Boundary fence with gated side entrance. Outside tap. External power points.

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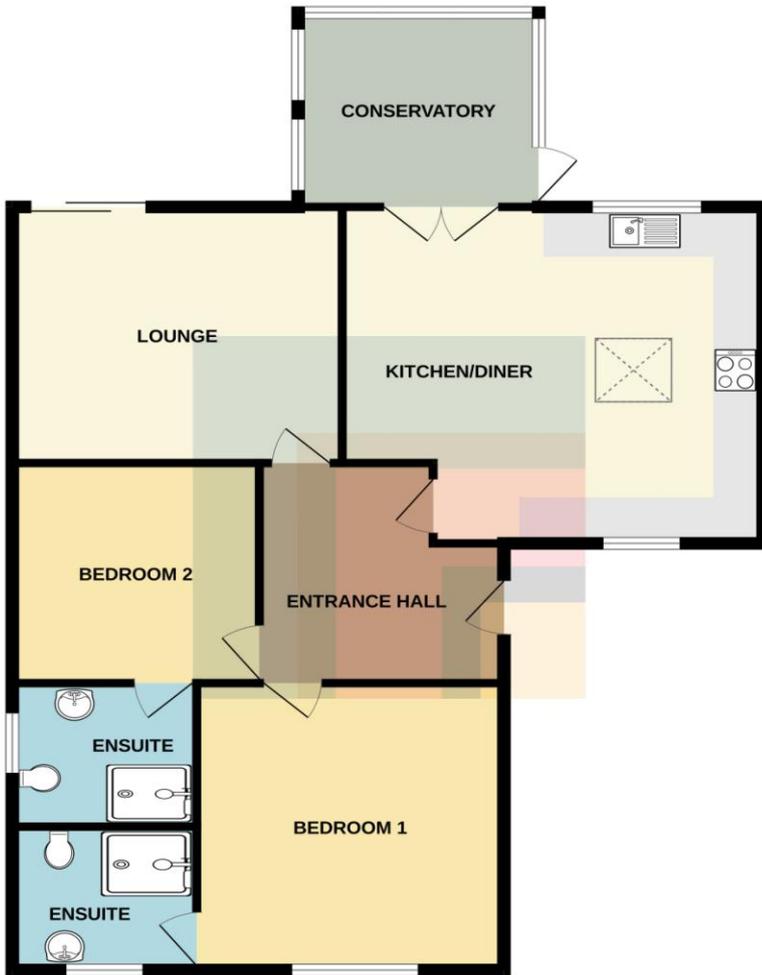


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GROUND FLOOR  
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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