



128 PARC Y FRO
CREIGIAU
CARDIFF CF15 9SB

ASKING PRICE OF
£375,000



SEMI DETACHED HOUSE



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****SEMI-DETACHED EXTENDED PROPERTY**THREE BEDROOMS**LARGE REAR GARDEN LOOKING ONTO FIELD**** A modern, immaculately presented three bedroom family home in the sought after area of Cregiau. Entrance hallway, spacious lounge, second reception room, open plan kitchen/dining room, utility room and cloakroom. To the first floor; a spacious master bedroom, good sized second double bedroom, family bathroom and third bedroom. A large, beautiful maintained rear garden looking onto an open field. Driveway. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1066 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the sought after semi-rural village of Creigiau in Cardiff. Amenities include a public house, a restaurant, primary school, Post Office, Tesco Express, Golf Club and recreation park. The property is also in the catchment area for Radyr Comprehensive School.

HALLWAY

13' 7" x 5' 6" (4.16m x 1.69m)

Entered via a uPVC door, quality laminate flooring, radiator. Understairs storage cupboard. Spindled staircase leading to first floor.

Doors to lounge, kitchen/diner and cloaks/WC. Radiator.

LOUNGE

14' 5" x 11' 7" (4.40m x 3.55m)

A light, spacious family lounge, quality wood effect laminate flooring, media wall with feature fireplace. Radiator. uPVC window to front.

SECOND SITTING ROOM

13' 1" x 8' 10" (4.0m x 2.7m)

Quality laminate flooring. Radiator. uPVC window to front. Door to utility room.

KITCHEN/DINING ROOM

17' 9" x 10' 6" (5.43m x 3.21m)

A good sized open plan kitchen/dining room. Appointed along three sides, low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, four ring electric hob with extractor hood, integrated single oven, integrated dish washer, additional cupboards to one side and space for fridge freezer. Tiled flooring and splashback. Cupboard housing 'Valliant' combi boiler. Radiator. Spotlights. uPVC window to rear. Double French doors opening into the rear garden. Door to utility room.

UTILITY ROOM

10' 7"(max) x 8' 10" (3.24m x 2.7m)

Appointed along two sides, low and eye level cupboards beneath quality laminate worktops, stainless steel sink with chrome mixer tap and side drainer, space for washing machine, space for tumble dryer. uPVC window and door to rear. Door to cloakroom.

CLOAKROOM

5' 3" x 3' 8" (1.62m x 1.12m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Continuation of laminate flooring. Tiled splashback. Chrome heated towel rail. Obscured glass window to side.

FIRST FLOOR

LANDING

Access to part boarded loft space with light and ladder. uPVC window to side. Doors to all rooms.

BEDROOM ONE

13' 8" x 11' 8" (4.19m x 3.56m)

A spacious, principal bedroom. Radiator. uPVC window to front.



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BEDROOM TWO

11' 8" x 10' 7" (3.56m x 3.23m)

A good sized double bedroom. Radiator. uPVC window to rear looking out to field behind.

BEDROOM THREE

10' 1" x 6' 10" (3.08m x 2.10m)

uPVC window to front. Radiator.

FAMILY BATHROOM

6' 11" x 5' 7" (2.11m x 1.71m)

Modern white suite, combined low level WC with wash hand basin, chrome mixer tap and vanity. Curved bath with chrome mixer tap and dual headed chrome shower. Extractor fan. Quality wood effect laminate flooring. Tiled splashbacks. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

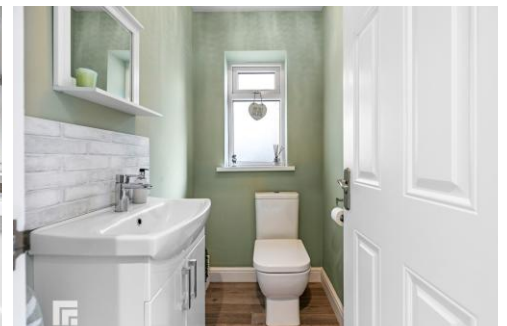
A large, beautifully maintained, enclosed rear garden boarded by a timber fence; looking into an open field behind. Paved patio with steps leading to an area laid to lawn. Outside tap. Timber gate to side for access.

FRONT GARDEN

Laid to lawn. Driveway with parking for up to two vehicles.



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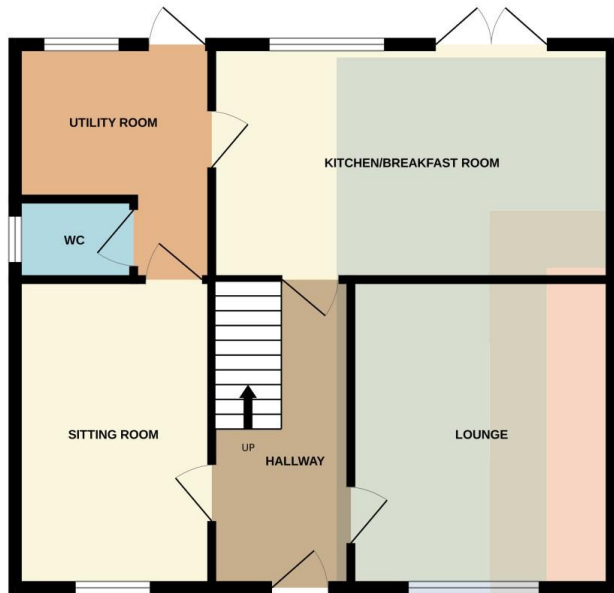


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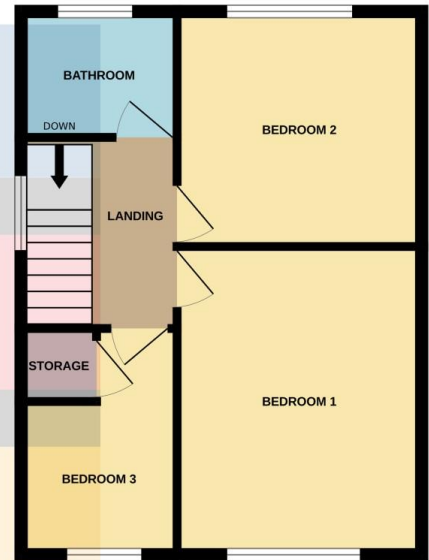


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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

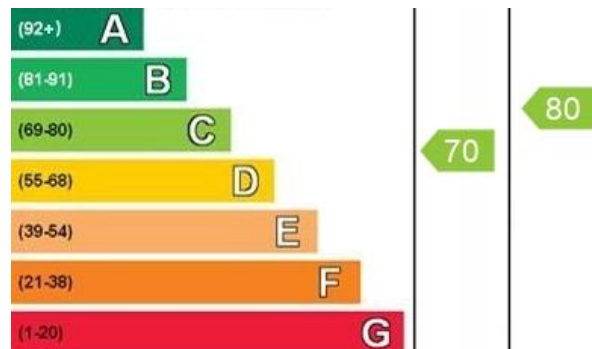


1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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