

# 48 Parc-y-coed, Creigiau, Cardiff, CF15 9LY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£485,000**



Detached House



# Property Description

**\*\*DETACHED PROPERTY\*\*FOUR DOUBLE BEDROOMS\*\*BEAUTIFULLY MAINTAINED REAR GARDEN\*\*DRIVEWAY\*\*GARAGE\*\*** A four double bedroom, detached property with a sunny 'SOUTH FACING' rear garden. Entrance porch, spacious open lounge/dining room, second reception room, central hallway, kitchen, utility, WC and conservatory. To the first floor; principal bedroom with built in wardrobes, a further three double bedrooms and family bathroom. Driveway. Garage. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1581 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau has a Tesco Express with a Post Office, a Surgery and Pharmacy, as well as recreational facilities, a public house and Golf Club, it also has an excellent primary school which provides Welsh or English medium education. It is within the catchment area for Radyr Comprehensive School.

## PORCH

6' 9" x 4' 11" (2.07m x 1.52m)  
Entered via a uPVC door, a light, spacious porch. Velux window. Radiator. Tiled flooring. Doors to lounge and sitting room.

## LOUNGE/DINING ROOM

25' 9" x 12' 2" (7.87m x 3.71m)  
A spacious lounge/dining room with electric fire, wooden mantelpiece with hearth, ample space for dining table. Two radiators. Window to front. Sliding doors leading through to conservatory.

## CONSERVATORY

12' 7" x 11' 9" (3.84m x 3.60m)  
A light, good sized conservatory looking out to the beautifully maintained, rear garden. Double French doors leading onto patio area.

## SITTING ROOM

15' 11" x 9' 11" (4.87m x 3.04m)  
A second, spacious reception room. Radiator. Window to front. Door leading to hallway.

## HALLWAY

17' 1" x 6' 3" (5.21m x 1.92m)  
A central hallway with under stairs storage cupboard. Tiled flooring. Radiator. Window to side. Doors leading to all rooms. Integral garage door. Wooden, spindle bannister with stairs leading to the first floor.

## CLOAKROOM

6' 0" x 2' 9" (1.83m x 0.85m)  
WC, wash hand basin with laminate counter top and built in wooden vanity. Tiled splashbacks. Radiator. Obscured glass window to side.

## KITCHEN

11' 5" x 10' 2" (3.48m x 3.11m)  
Appointed along two sides, Eye and low level wooden cupboards beneath laminate worktops, stainless steel sink with drained and chrome mixer tap, cooker, space hot fridge freezer. Space for dining table. Tiled splash backs. Radiator. Window overlooking the well maintained, south facing rear garden. Opening to utility room.

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## UTILITY ROOM

6' 8" x 6' 0" (2.05m x 1.85m)

Appointed along two walls with counter tops and low level cupboard matching the kitchen, stainless steel sink with drainer and chrome mixed tap, plumbing fit washing machine, space for dishwasher. Tiled splashbacks. Wall mounted 'Worcester' combi boiler. Obscured glass window to side. uPVC door with obscured glass leading to rear garden.

## FIRST FLOOR

### LANDING

Entered via a quarter turning staircase, landing area with loft access. Doors leading to four bedrooms and family bathroom.

### BEDROOM ONE

12' 1" x 9' 4" (3.70 (to wardrobes)m x 2.86m)

A good sized principal bedroom with built in wood effect wardrobes and two mirrored doors. Radiator. Aspect to front

### BEDROOM TWO

13' 0" x 8' 4" (3.97m x 2.56m)

Aspect to front with woodland views, a second spacious double bedroom. Built in cupboard. Radiator.

### BEDROOM THREE

11' 4" x 10' 7" (3.46m x 3.25m)

Window to rear, a third spacious double bedroom. Radiator

### BEDROOM FOUR

11' 8" x 6' 11" (3.57m x 2.11m)

A fourth, smaller double bedroom currently being used as an office. Radiator. Window to rear.

## FAMILY BATHROOM

8' 7" x 6' 2" (2.62m x 1.88m)

White suite; low level WC, wash hand basin with chrome mixer tap and built in vanity unit, bath with chrome mixer tap, overhead shower and glass shower screen. Built in wall cupboard. Chrome heated towel rail. Tiled walls. Obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

Bordered by a timber fence with mature hedges and shrubs; laid to lawn a well maintained, sunny south facing rear garden. Paved patio area. Outside power socket. Outside tap. Timber gate to side for access. Space for shed.

### FRONT GARDEN

Area of laid bordered by mature shrubs and hedge boundary. Block paved driveway with parking for up to three vehicles. Timber gate leading to rear garden

### GARAGE

Single garage with up and over door. Door into hallway. Additional door to side for access. Power and lighting.

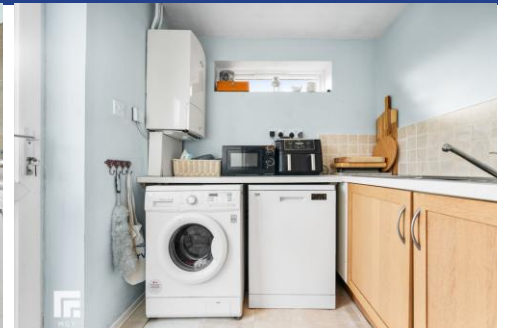
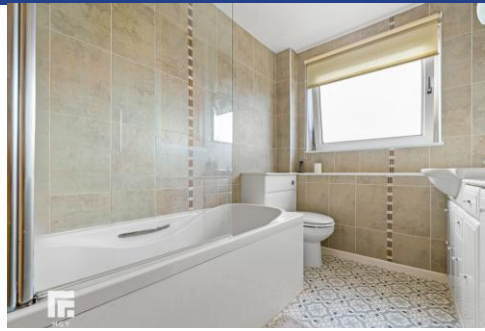


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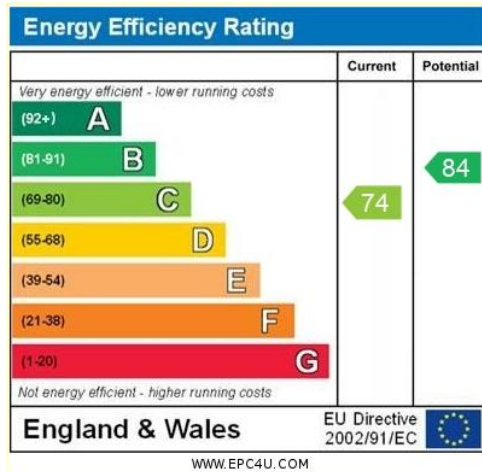
GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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