



£240,000 Offers In Excess Of

Parc Y Felin, Creigiau

Bungalow | 2 Bedrooms | 1 Bathroom



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Step Inside

Key Features

- Semi Detached Family Home
- 2 Bedrooms
- Great Location
- Modernised
- ☐Permission granted for two more bedrooms
- Off Road Parking for three Cars
- Garage
- ☐Viewing Highly Recommended
- Excellent School Catchments
- Sought After Village Location

Property Description

Located in the SOUGHT AFTER VILLAGE of Creigiau, in this ever popular Cardiff Suburb sits a stylish modern contemporary TWO Double Bedroom SEMI-DETACHED BUNGALOW set on a generous plot with a spacious private rear garden and detached Garage. With out line planning permission for a two further bedrooms, the property is situated in a lovely cul de sac, and WON'T be around for long.

Main Particulars

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The accommodation comprises: Entrance hallway, lounge/diner, large versatile conservatory, kitchen and a family bathroom. The property benefits from gas central heating and double glazing, large low maintenance gardens to the front and rear with detached single garage. VIEWING HIGHLY RECOMMENDED

Creigiau is a popular residential area on the outskirts of Cardiff set in semi-rural surroundings, yet has easy access to the M4 Motorway and A470. There are excellent schools at all levels in the area, namely Creigiau primary school and both Radyr and Plasmawr Comprehensive secondary school catchment. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

Accommodation Comprises

Entrance Hallway

Entered via front door with double glazed inserts. Access to loft space with part boarded storage space and housing boiler. The bungalow has Laminate Flooring throughout, except the Bathroom and Bedrooms.

Living Room

A spacious large living room/diner provides dual functionality with space for a dinning area and the lounge with uPVC double glazed patio doors leading to the large conservatory. This modern versatile space is the ideal room to dine and then relax in the evening in front of the TV, with television aerial point, modern central heating radiator.

Conservatory

This large versatile open space offers the ideal environment for a family room perfect for the children to play and relax in, with enough space for an additional seating area. With access to the rear garden this room can be used for an array of purposes. The patio doors allow you the opportunity to invite the outside in on those warm summer evenings. Wall mounted radiator ensures the room can be utilised all year round.

Kitchen

This modern kitchen is stunningly fitted with high quality wall and base units with soft close doors, drawers and granite effect worktop over. Complete with breakfast bar peninsular with two breakfast chairs offer the perfect spot to sit and converse with the chef before the evening meal, or an ideal spot to grab a quick bite to eat at breakfast. Belfast style ceramic sink with mixer tap, with plenty of space for all the appliances including integrated fridge/freezer, dishwasher, fan assisted double electric oven and four ring gas hob, with overhead extractor fan, plus plumbing for washing machine. A glazed door to the hallway with rear uPVC window over-looking the large rear garden provides ample daylight.

Master Bedroom

An extremely attractive Master double bedroom, fitted with a range of fitted wardrobes, central heating radiator. Window overlooking the front gardens. This large spacious bedroom is currently used by the children with bunk beds providing them plenty of room to play and the ideal environment to relax with the perfect nights sleep. Carpet flooring.

Bedroom Two

Another large double bedroom with window overlooking the front gardens. Central heating radiator. Currently accommodating a king size bed and all the storage needs anyone would require. Carpet Flooring.

Family Bathroom

Comprising modern white suite with a shower over, low level WC and integrated wash hand basin. Obscure double glazed window to side, modern central heating towel radiator, tiled throughout.

Outside

Front

A large front garden which is laid with lawn with mature trees and shrubs. To the side is a tarmac driveway providing excellent off road parking and access to the detached garage. Parking for three cars is located directly in front of the garage. Access to the garage through an up-and-over door.

Rear Garden

To the rear there is a good size private garden. Directly outside the conservatory you will find artificial grass currently housing the households hot tub. The remaining garden is predominately laid with lawn, with another artificial grassed area for the

garden table and chairs. This spacious garden has ample room for the whole family to enjoy with fencing and hedged boundaries. This low maintenance garden is ideal for some al-fresco dining and summer bbq parties. The garden provides pedestrian access to the detached garage.



Floorplan



Room Dimensions

Hallway	11'5" x 8'5" (3.48m x 2.59m)	Master Bedroom	14'7" x 11'0" (4.31m x 3.37m)
Living Room	18' 0" x 11' 1" (5.50m x 3.40m)	Bedroom Two	10' 6 x 8'11" (3.21m x 2.73m)
Conservatory	11' 11 x 10' 8" (3.64m x 3.25m)	Family Bathroom	6'7" x 5' 2 (2.03m x 1.59m)
Kitchen	11'6" x 8'10" (3.52m x 2.69m)		

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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