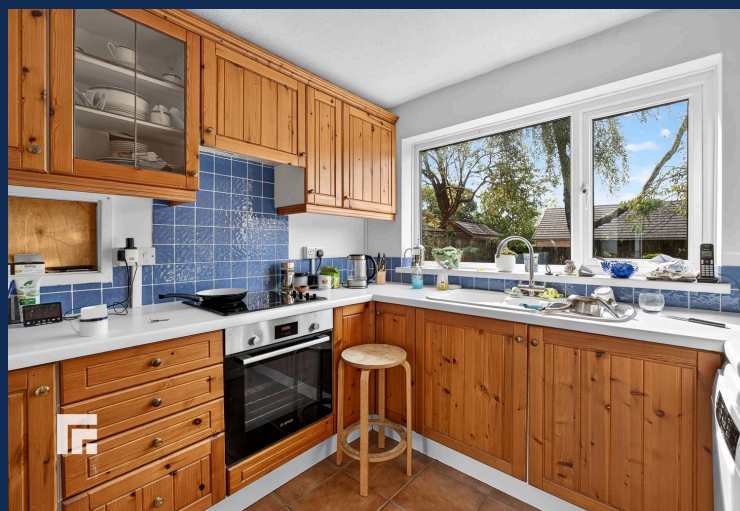




44 Parc Castell-y-Mynach, Creigiau

£400,000 Freehold

A three bedroom detached family home in the sought after village of Creigiau being a short distance from local amenities including Tesco Express, pharmacy, Doctors, pubs, schools and golf club. The property comprises of Entrance hallway, cloakroom, lounge/diner, kitchen. To the first floor are three bedrooms and a family shower room. Gas central heating. Double glazing. South facing paved patio and lawned rear garden. Lawn to front and driveway leading to the garage with footpaths either side. EPC Rating: tbc

Council Tax band: E

Tenure: Freehold

Entrance Hallway

Approached via upvc and decorative obscured glass window, with matching windows either side. Stairs to first floor. Radiator.

Lounge/Diner

24' 7" x 12' 2" (7.50m x 3.70m)

A lovely sized open plan lounge/diner with window to front, french doors to rear garden. Two radiators.

Kitchen

10' 7" x 8' 10" (3.23m x 2.68m)

Appointed along three sides, a range of eye level and base units below laminate worktops. Inset 1.5 bowl sink with side drainer and chrome mixer tap. Tiled splashback. Induction hob with oven below, hood above. Space for washing machine or dishwasher. Window overlooking rear garden. Tiled flooring. Upvc and obscured glass door to side. Inset cupboard currently used as pantry.

Cloakroom

White suite comprising of low level wc, wash hand basin with chrome mixer tap. Half tiled walls. Tiled floors. Radiator. Obscured glass window to front.

First Floor Landing

Approached via easy rising staircase leading to central landing area. Doors to all rooms. Airing cupboard housing modern combi boiler. Loft access. Window to side.

Bedroom One

11' 2" x 9' 10" (3.40m x 2.99m)

A good sized primary bedroom overlooking the front entrance approach. Built in wardrobes to one side. Radiator.

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.14m)

A good sized second bedroom overlooking the rear garden. Radiator.

Bedroom Three

7' 5" x 8' 10" (2.27m x 2.69m)

A good sized third bedroom overlooking the front entrance approach. Radiator.

Family Bathroom

7' 9" x 5' 7" (2.35m x 1.69m)

A modern suite comprising of low level wc, vanity wash hand basin with ample storage below. Walk in shower cubicle with chrome shower head and glass screen. Tiled splashback. Half tiled walls. Extractor fan. Laminate floor. Obscured glass window. Chrome heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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Lounge/Diner

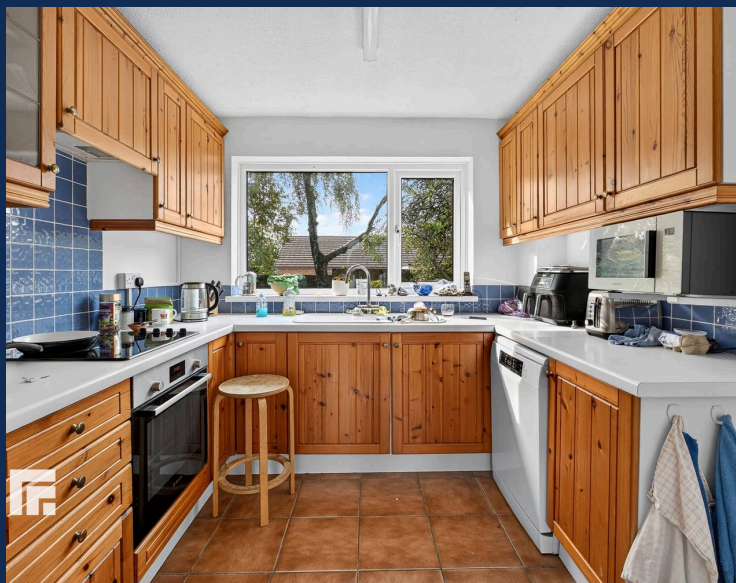
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Kitchen

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REAR GARDEN

A beautifully presented south facing garden. Enclosed via timber fence. An area of paved patio leading to a large area of lawn. Mature shrubs and trees. Quince tree to rear. Side access.

FRONT GARDEN

Driveway. Lawn to side with some mature shrubs.

DRIVEWAY

1 Parking Space

Driveway with space for one car key block footpath either side

GARAGE

Single Garage

Power and lighting. Up and over door. Door to rear garden. Tap.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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