

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Parc-Y-Coed, Creigiau, Cardiff. CF15 9LW

£385,000



Main Features

- NO CHAIN!
- Detached Bungalow
- Desirable Location
- Freehold
- 2 Bedroom (previous a 3 bedroom)
- Landscaped Rear Garden
- Off Road Parking & Garage
- EPC - TBC
- Council Tax Band - E
- Need A Mortgage? We Can Help!

General Information

This two-bedroom detached bungalow is situated in a prime location, featuring beautifully presented private gardens and off-road parking. The residence includes one main reception room and is designed as a freehold property. The bungalow has recently been updated, providing a contemporary aesthetic while maintaining its functional layout. Additionally, the property previously functioned as a three-bedroom dwelling, allowing for flexibility in room use.

The internal layout includes a well-equipped bathroom, which features a modern shower enclosure, a toilet, and a vanity sink for convenience. Large windows provide ample natural light, enhancing the bathroom's appeal. The kitchen is functional and includes ample storage and counter space, conveniently overlooking the landscaped gardens, creating a bright and airy atmosphere. Externally, the property features well-maintained gardens that can be enjoyed from various vantage points around the home. The garden areas include a mix of lawns, decorative shrubs, and spaces for outdoor living. The bungalow also benefits from a garage, providing additional storage solutions.

Accessibility is supported by nearby transport options, including a bus station, making it convenient for travel to other areas. Overall, this bungalow provides a comprehensive living experience with beneficial features intrinsic to its design and location. Located close to Creigiau Golf Club, Creigiau Primary School, the popular Canada Lodge Lake, close to Cardiff City Centre and also having easy access to the M4 corridor.

Entrance Hall

Doors giving access to all accommodation. Loft access with up and over ladder and being partly boarded with light.

Lounge

UPVC double glazed patio doors to rear. Wood effect flooring. Decorative light fitting. Double radiator.

Dining Room

UPVC double glazed windows. Spotlights to ceiling. Space for dining table and chairs. Wood effect flooring. Double radiator.

Kitchen

UPVC double glazed windows. Fitted kitchen with a range of wall and floor cupboards and contrasting worktops. Sink with drainer and central mixer tap. Integrated oven and hob with wall mounted extractor fan. Tiled flooring. Spotlights to ceiling. Double radiator.

Bedroom One

Double bedroom -UPVC double glazed window to front. Wood flooring. Range of Fitted wardrobes.

Bedroom Two

Double bedroom - UPVC double glazed window to front. Wood flooring. Range of Fitted wardrobes.

Family Shower Room

UPVC double glazed window. Fitted shower,W.C and wash hand basin with vanity base unit. Underfloor heating. Radiator.

EXTERNALLY

Front

Beautifully presented - Off road parking for a number of vehicles. Area of lawn.
Access to garage.

Rear Garden

A low maintenance, enclosed private and secluded rear garden with lawn and patio area, the perfect sun trap!

Garage

UP and OVER garage door- Electric and lighting.

Mortgage Advice

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E

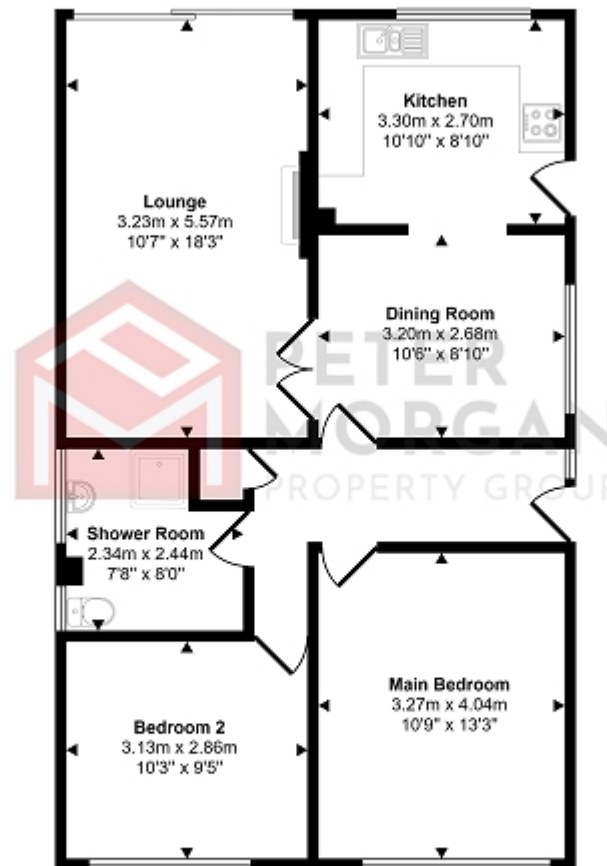
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
74 sq m / 793 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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