Parc-Y-Felin

CREIGIAU, CARDIFF, CF15 9PA

GUIDE PRICE £365,000

Hern & Crabtree

Parc-Y-Felin

A rare opportunity to acquire this well-presented and versatile two double bedroom detached bungalow, ideally situated in the highly sought-after location of Parc Y Felin in Cregiau.

Having been a much-loved family home for over 26 years, this property is offered to the market for the first time in more than two decades.

Perfect for anyone looking to downsize, the spacious accommodation breifly comprises: An inviting entrance hallway, a lovely size lounge with patio doors opening onto the rear garden, a separate dining room leading into a fitted kitchen, a utility room, and a half garage. There are two good size double bedrooms and a shower room.

Externally, the property boasts a low-maintenance, sunny aspect rear garden, perfect for relaxing or entertaining. To the front, a long driveway provides ample off-street parking.

Parc Y Felin is located within the popular village of Creigiau, the property enjoys easy access to Cardiff while offering a range of local amenities including a village shop, recreational facilities, public house, and golf club.

This charming bungalow offers excellent potential in a prime village location and early viewing is highly recommended.

Approx 1005.00 sq ft

Council Tax Band: E

Entrance Hall
Entered via a pvc front door, radiator, dado rail, coved ceiling, access to loft space.

Living Room
Double obscure glazed window to the side, double glazed sliding patio doors to the rear, coved ceiling, two radiators.

Dining Room
Double glazed window to the side, coved ceiling, radiator, wood floors, archway to the kitchen.

Kitchen
Double glazed window to the rear, wall and base units with worktop over, a four ring electric hob, integrated oven beneath, one and a half stainless steel sink and drainer, integrated dishwasher, integrated fridge, radiator, combination boiler is situated in the kitchen, coved ceiling, tiled walls, tiled floor.

Utility
utility room with tiled floor, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, part tiled walls, a pvc door to the rear.

Half Garage
up and over door to the front, power.

Bedroom One
Double glazed bay window to the front, radiator, coved ceiling.

Bedroom Two
Double glazed window to the font, radiator.

Bathroom
Two double obscure glazed windows to the side, a walk in shower, w.c and wash hand basin, radiator, coved ceiling, tiled walls, tiled floor.

Rear Garden
Enclosed by timber fencing, paved garden, cold water tap, mature flower beds.

Front
Driveway to the front, stone chipping area.

Tenure and Additional Information
We have been advised by the seller that the property is freehold and the council tax band is E

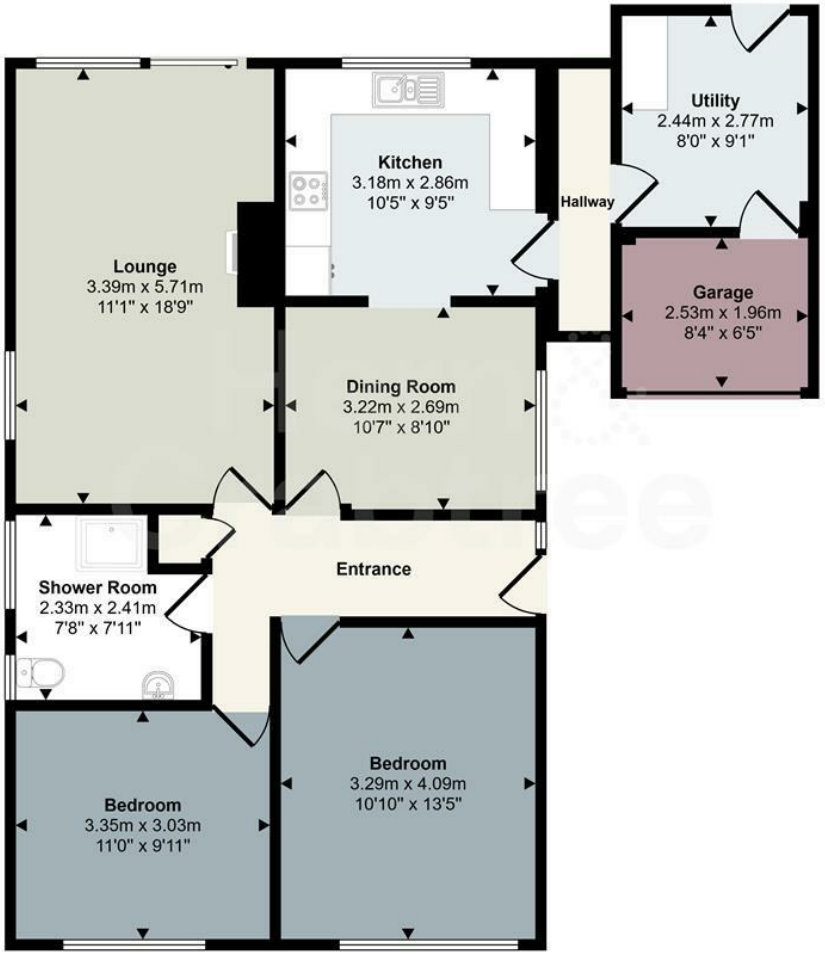
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

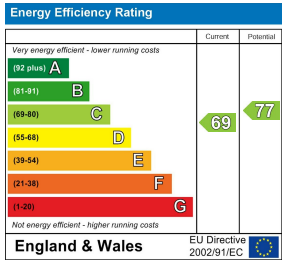
LOVE

LAUGH

Approx Gross Internal Area
93 sq m / 1005 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.

Good old-fashioned service with a modern way of thinking.

Hern & Crabtree

02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.