



75 Parc Castell-y-Mynach, Creigiau

£390,000 Freehold

A well presented and spacious two bedroom detached bungalow enjoying a south facing rear garden, located in the sought after village of Creigiau. Entrance hallway, large lounge with patio doors to the rear garden, modern fitted kitchen and diner, two double bedrooms and a family shower room. Gas central heating. Double glazing. Accessed from the rear garden is a utility room, versatile study or store and a separate large timber built storage. South facing rear garden comprising paved patio and lawn. Long driveway leading to the garage. EPC rating: tbc

Council Tax band: E

Tenure: Freehold

Entrance Hallway

Approached via a uPVC entrance door leading to the spacious entrance hallway. Storage cupboard. Wood block flooring. Radiator.

Lounge

18' 2" x 10' 10" (5.54m x 3.31m)

An excellent sized primary reception with patio doors leading to the delightful rear garden. Feature fireplace. Radiator.

Kitchen/Diner

18' 1" x 10' 10" (5.52m x 3.30m)

A modern fitted kitchen well appointed along two sides in high gloss handleless fronts beneath stone effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above. Integrated oven. Space for microwave. Space for fridge freezer. Plumbing for slim line dishwasher. Matching range of eye level wall cupboards. Marble effect splash back. Storage cupboard with shelving and additional shelved storage housing the 'Baxi' combi gas central heating boiler. Quality laminate flooring. Window to rear. Door to side. Ample space for family dining table. Radiator.

Bedroom One

13' 6" x 11' 0" (4.11m x 3.35m)

An excellent sized primary bedroom overlooking the lawned front garden and entrance approach. Fitted wardrobes to one side. Quality laminate flooring. Radiator.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.94m)

Aspect to front, a second double bedroom. Radiator.

Family Shower Room

8' 6" x 7' 9" (2.59m x 2.36m)

A sizeable shower room with easy shower access with 'Mira' shower. Quality vanity wash basin with storage below and low level wc. Wall tiling to majority with marble effect acrylic panels to shower area. Two obscured glass windows to side. Radiator.

Utility Room

Access via the rear garden. With sink and side drainer to one side. Worktop to one side. Plumbing for washing machine. Window looking onto garden.

Study

9' 10" x 6' 2" (2.99m x 1.87m)

With access from the rear garden. Two windows overlooking garden. Providing versatile use. Power and lighting.

Timber built Storage

Measuring approx 5m x 3m. A good sized timber storage with versatile potential uses. Power and lighting.

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.





REAR GARDEN

Enjoying a south facing aspect. A large mature garden with a sizeable paved patio leading onto an area of lawn with near borders of plants and shrubs with rear boundary of mature conifers. Wide area to one side. Additional side providing access to front. Access to utility room, study and large timber built storage.

FRONT GARDEN

Area of lawn with shrubs to front boundary. Long driveway leading to garage. Access to side.

GARAGE

Single Garage

4.90 x 2.45 With up and over access door. Power and lighting. Pedestrian door to rear.

DRIVEWAY

1 Parking Space

Long driveway leading to garage





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