

Heol Pant-Y-Gored

Creigiau, Cardiff CF15 9NF

- No Chain!
- Detached Bungalow
- Four Bedrooms
- Lounge & Dining Room
- Generous Front & Rear Gardens
- Off Street Parking
- Countryside Views
- EPC -

Guide price £500,000

www.hern-crabtree.co.uk



No Chain! Rarely Available! Set on this generous size plot with countryside views is this extended detached four bedroom bungalow. In need of some modernisation but offering excellent potential, the accommodation briefly comprises: Large Entrance Porch, Hallway, Lounge, Dining Room, Fitted Kitchen, Four Bedrooms, a Study and Two Shower Rooms. The property further benefits from large front and rear gardens as well as a garage and off street parking for multiple vehicles. Heol Pant Y Gored is sandwiched between the popular villages of Creigiau and Pentyrch which offer great local amenities and both have reputable schools. There is a local bus to and from Cardiff City Centre.

Porch 11'8 max x 13'9 max (3.56m max x 4.19m max)

A large porch entered via double glazed aluminium sliding doors with double glazed windows to the front, tiled flooring.

Entrance Hall

Entered via pvc door with obscure double glazed window, telephone point, radiator, loft access hatch, storage cupboards and airing cupboard housing the copper hot water cylinder.

Cloakroom

Double obscure glazed pvc window to the rear, w.c, fully tiled walls, vinyl flooring.

Shower Room 5'10 x 6'5 (1.78m x 1.96m)

Double obscure glazed window to the rear, double shower cubicle with electric shower with splashback aqua board, wash hand basin, shaver point, radiator, tiled walls, luxury vinyl flooring.

Lounge 17'7 x 12'1 (5.36m x 3.68m)

Double glazed windows to the front, skirting board radiator, coved ceiling, Sky TV point, L shaped and leads to the dining room.

Dining Room 9'11 max x 12'1 max (3.02m max x 3.68m max)

Open plan to the lounge, skirting board radiator, double glazed aluminium sliding patio doors leading out to the rear garden, serving hatch to kitchen, sliding door to kitchen.

Kitchen 13'6 max x 11'10 (4.11m max x 3.61m)

Double glazed pvc window to the rear, half double obscure glazed pvc door leading to the garden, fitted with wall and base units with



work tops over, Bosch four ring induction hob with cooker hood above, integrated Bosch oven, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, concealed microwave hatch, space for fridge/freezer, floor mounted Worcester gas boiler, fully tiled walls, vinyl flooring, door to hallway.

Bedroom One 11'7 max x 12'11 (3.53m max x 3.94m)

Double glazed pvc window to the front, radiator, luxury vinyl flooring, fitted mirrored wardrobes.

Bedroom Two 9'9 x 8'1 (2.97m x 2.46m)

Double glazed pvc window to the side, radiator, fitted wardrobes.

Bedroom Three 8'7 x 12'11 (2.62m x 3.94m)

Double glazed pvc window to the side, radiator.

Bedroom Four 13' x 8'8 (3.96m x 2.64m)

Double glazed pvc window to the rear, radiator.

Second Shower Room 4'10 x 6'3 (1.47m x 1.91m)

Double obscure glazed pvc window to the front, extractor fan, w.c, wash hand basin and shower cubicle, radiator, tiled floor.

Bedroom Five/Study 9'5 x 5'6 (2.87m x 1.68m)

Double glazed pvc window to the side, radiator, single glazed window offering light from the hallway.

Rear Garden

Enclosed rear garden which is gently tiered, mainly lawn, paved patio, mature shrubs, trees and flower borders, cold water tap, vegetable garden, two glass greenhouses one being extra large, timber framed storage shed, woodland backdrop.

Front

Large front with part lawn, driveway for several vehicles, side access, mature hedge, shrubs and flower borders, countryside outlook.

Garage/Store Room

With up and over door to the front and door to side, store room to the rear of the garage which has the oil container for the house.

Tenure

We have been advised by the seller that the property is freehold.

