



Parc-y-Coed, Cardiff

£465,000 Freehold

Parc-y-Coed, Creigiau, Cardiff, CF15 9LY

Description

Discover a home that delivers the space, privacy and tranquillity you've been searching for. Set on a generous corner plot in the highly desirable Parc-y-Coed development, this beautifully extended three-bedroom property offers an exceptional standard of living in one of Creigiau's quietest and most established residential pockets.

Immaculately presented throughout, this three-bedroom family home sits within a quiet, sought-after area of Creigiau and flows effortlessly from room to room, offering bright, versatile spaces perfect for modern living. Thoughtfully extended to provide generous accommodation—including an additional reception room, dedicated study and a large converted loft room with exciting potential for a future bedroom suite (subject to planning)—the home offers valuable flexibility for a second lounge, home office or playroom. With tasteful décor throughout, it's a property you can move straight into and start enjoying from day one.

Outside, the fantastic large rear sunny gardens are a true standout feature—thoughtfully landscaped, wonderfully private and offering the perfect backdrop for summer entertaining, children's play or simply unwinding in your own peaceful retreat. Corner plots in this area are rare, and this one provides both space and seclusion, complemented by a single garage, parking for three cars, and a large rear garden with raised beds, a garden shed and an outside tap, making it ideal for gardening enthusiasts and families who enjoy



outdoor living.

With the comfort of gas central heating, a quiet setting away from through-traffic, and the welcoming village atmosphere Creigiau is known for, this is a home that promises calm, convenience and long-term appeal.

A beautifully cared-for property in a premium location — the kind of home that doesn't come along often.

Creigiau sits on the outskirts of Cardiff, offering excellent road links into the city and wider commuter routes. The property falls within the catchment for highly regarded schools including Radyr Comprehensive and Ysgol Plasmawr, making it an ideal choice for families.

Creigiau is the kind of place people move to when they're ready for a better pace of life — a village where mornings start with birdsong, not traffic, and weekends are spent exploring leafy footpaths, chatting with neighbours at the local shop, or unwinding on the golf course. It's a community that still feels like a community, where children can walk to the highly regarded primary school, where safety and calm are part of everyday living, and where spacious homes sit on generous plots surrounded by greenery. All of this comes with the comfort of knowing Cardiff's energy, culture and connectivity are just a short drive away. In Creigiau, you don't have to choose between countryside tranquillity and city convenience — you get both, wrapped into a lifestyle that feels grounded, welcoming and wonderfully balanced.

Council Tax Band: F

Tenure: Freehold

The accommodation comprises

Entrance Hall

A warm and practical welcome to the home, the entrance hall features wooden-effect flooring and a central heating radiator, offering durability for busy family life. From here, you have direct access to both the WC and lounge, ensuring an easy and intuitive flow through the ground floor.

Lounge — 4.11m x 5.43m - 13'6" x 17'10"

A spacious and inviting family lounge with soft carpet underfoot, a feature fireplace and a large front-facing double-glazed window that fills the room with natural light. This generous space is perfect for relaxing, entertaining or enjoying cosy evenings together.

Kitchen/Diner — 3.08m x 5.4m 10'1" x 17'9"

The open-plan kitchen/diner forms the sociable heart of the home, with French doors opening directly onto the rear garden for effortless indoor-outdoor living. Pine-effect units, integrated dual oven and gas hob, laminate worktops and tiled flooring create a practical and stylish cooking environment. Ideal for family meals, entertaining or supervising children at play.

Family Room — 4.13m x 2.81m 13'7" x 9'3"

A highly flexible second reception room featuring wooden-effect flooring, a fireplace and sliding patio doors to the garden. Whether used as a playroom, snug or additional lounge, this adaptable space evolves easily with the needs of a growing family. Direct access to the study enhances its versatility.

Study — 2.81m x 2.18m 9'3" x 7'2"

A dedicated workspace with a front-facing window and wooden-effect flooring, offering a quiet and productive environment for home working, studying or running a small business. Natural light supports focus and comfort throughout the day.

WC — 0.77m x 1.48m 2'6" x 4'10"

A convenient ground-floor cloakroom fitted with a white suite, ideal for family living and visiting guests. Its location reduces the need to access the first floor during busy mornings.

First Floor

Bedroom 1 — 4.13m x 3.23m 13'7" x 10'7"

A peaceful and well-proportioned main bedroom with carpet flooring, a double-glazed window and useful storage within the airing cupboard. Ample space for wardrobes and furniture creates a calm retreat at the end of the day.

Bedroom 2 — 3.59m x 3.16m 11'9" x 10'4"

A generous double bedroom with space for all your storage needs and a double-glazed window cover looking the rear garden. This room also provides direct access to the loft room, making it ideal for families seeking additional space or future expansion potential.

Loft Room — 2.82m x 6.56m 10'6" x 6'7"

A large converted loft area with two rooflights and carpet flooring, offering a versatile space for hobbies, play, gym or storage. Built in storage to one wall housing the condenser gas boiler. Subject to planning, it presents an exciting opportunity to create a substantial fourth bedroom or luxurious suite.

Bedroom 3 — 3.2m x 2.00m 9'3" x 21'6"

A well-proportioned single bedroom with built-in storage, carpet flooring and a double-glazed window. Perfect as a child's room, nursery or home office, with storage designed to maximise usable floor space.

Bathroom — 1.55m x 2.00m 5'1" x 6'7"

A clean and functional Newly refurbished quality family bathroom

fitted with a white suite, built-in vanity storage with light sensor and back lit wall mirror, shower screen and electric shower. Practical and well-designed for busy households.

Garage — 4.78m x 2.4m 15'8" x 7'10"

A detached single garage equipped with light, power and an up-and-over door. Ideal for secure parking, workshop use or additional storage, with power available for tools, appliances or potential EV charging (subject to installation).

The rear garden has several areas within it. This beautifully maintained and designed for both practicality and enjoyment. A neat lawn sits at the centre of the space, bordered by a wooden fence for privacy and framed by raised vegetable beds — ideal for keen gardeners or those looking to grow their own produce. A large timber shed positioned neatly in the back corner, providing excellent storage for tools and outdoor equipment. The large patio areas of the property are ideal for Sumer BBQs and outdoor entertaining, making this a garden that feels both functional and relaxing — perfect for families, hobby gardeners or anyone who values a tidy, versatile outdoor space.

Council Tax Band: F (Cardiff City Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

Tenure

Freehold

Floorplan - Parc-y-Coed, Creigiau, Cardiff, CF15 9LY



Room Dimensions 120m² 1,280 sq ft

Ground Floor

Lounge	4.11m x 5.43m (13'6" x 17'10")
Kitchen/Diner	3.08m x 5.4m (10'1" x 17'9")
Family Room	4.13m x 2.81m (13'7" x 9'3")
Study	2.81m x 2.18m (9'3" x 7'2")
WC	0.77m x 1.48m (2'6" x 4'10")

First Floor

Bedroom 1	4.13m x 3.23m (13'7" x 10'7")
Bedroom 2	3.59m x 3.16m (11'9" x 10'4")
Loft Room	2.82m x 6.56m (10'6" x 6'7")
Bedroom 3	3.2m x 2.00m (9'3" x 21'6")
Bathroom	1.55m x 2.00m (5'1" x 6'7")
Garage	4.78m x 2.4m (15'8" x 7'10")

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given.



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