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# Dol-Y-Felin, Creigiau, CF15 9SN

## Guide Price of £350,000

Detached Family Home | 4 Bedrooms | 2 En-Suites | Spacious Throughout | Large Stunning Kitchen  
Downstairs W.C. | South Facing Rear Garden | Immaculate | Peaceful Location | Viewing recommended  
Corner Plot | Great School Catchment



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Within catchment of well regarded local schools. With southernly facing large rear garden, this spacious light and airy executive four bedroom detached home, set in a large corner plot, is immaculate & ready for a new family. The property has excellent road links to both the M4 corridor and A470, this is a great opportunity for a new family to move in.

This modern detached family home situated in the sought after village of Creigiau is within walking distance to Creigiau school, Creigiau Golf course and local amenities. The property is situated in a lovely cul de sac.

The property is well presented throughout, offers spacious living accommodation. The accommodation briefly comprises: Reception Hall, Lounge, Kitchen/Family Room/Dining Room, Landing, Three good size double Bedrooms, two with En suite and a further single Bedroom. To the front of the property is a driveway offering ample parking facilities and to the rear is a good size garden which has been well maintained.

**Reception Hall** - UPVC double glazed panelled front door to the Hall. Staircase rising to the first floor. Power point. Wood laminate flooring. Textured ceiling. Panelled radiator. White panelled colonial style door to Downstairs WC, Family room and ...

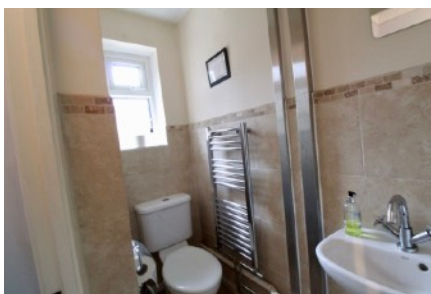
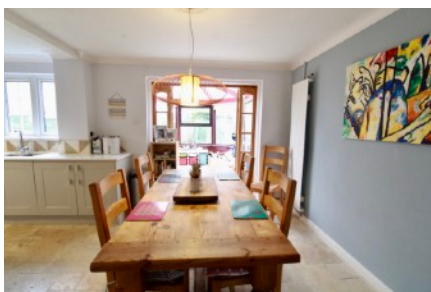
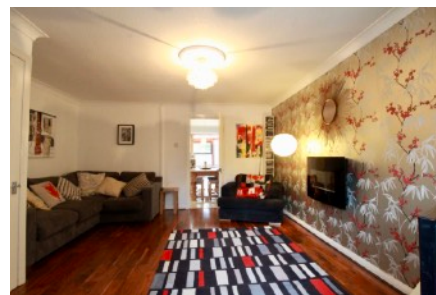
**Lounge** - UPVC double glazed box bay window to the front aspect with aspect to the cul de sac. Wired for wall lights. Panelled radiator. Wood effect laminate flooring. TV aerial point. Telephone point. Textured ceiling. Coving to the ceiling. This room offers the ideal environment for the whole family to unwind and relax in, leading to

**Dining Area** - With rear aspect through the conservatory this room, a part of the expansive kitchen is ideal for those special family occasions with tiled flooring, open to kitchen and Double Glass panelled doors to the...

**Conservatory** - uPVC double glazed built conservatory with French doors leading to the the garden, perfect room to relax. Currently utilised as the children playroom.

**Family Room** - A part of the kitchen this area, provides the perfect spot for children to relax and play, whilst parents prepare and cook the family meal, with doors to Hallway and ...

**Study** - A small, yet perfectly functioning room, with space for shelving and desk. UPVC double glazed double opening doors to the front. Wood effect laminate flooring. Panelled radiator. Textured ceiling.





**Kitchen** - With a wide range of modern and stylish white eye level and base units with space for all the white goods offering ample storage facilities. The kitchen provides the beating heart of any family home and this one provides ample space for the whole family to enjoy. The centre island with breakfast bar, provides the perfect spot to relax and entertain. Stainless steel sink drainer unit with mixer taps. Integrated dish washer, washer dryer, electric double oven and electric hob amplifies the quality of this newly fitted kitchen. Space for fridge freezer. Panelled radiator. Tiled flooring. Door to understairs storage cupboard of good size. Textured ceiling. uPVC double glazed window to rear aspect and space for a fridge freezer. Tiled floor and tiled splash backs, with rear aspect to the Garden.

**Cloakroom** - A two piece suite comprising: low level WC and wall mounted wash hand basin. Tiled flooring. Splashback. Panelled radiator. UPVC double glazed window to the front aspect.

**Landing** - Door to built in airing cupboard with shelving. Chrome power point. Textured ceiling. White panelled colonial style doors to:

**Master Bedroom** - UPVC double glazed window to the front aspect with aspect to the cul de sac. Panelled radiator. Telephone point. Textured ceiling. Wood effect laminate flooring. Recess ideal for wardrobes. This peaceful room provide the ideal place to relax and recharge your batteries.

**En Suite** - A three piece suite in white comprising: fitted shower cubicle with electric shower, low level WC and wash hand basin with ornate taps. Extractor fan. Textured ceiling. Tiled flooring. Stainless steel heated towel rail. Walls are tiled. UPVC double glazed obscure window to the side aspect.

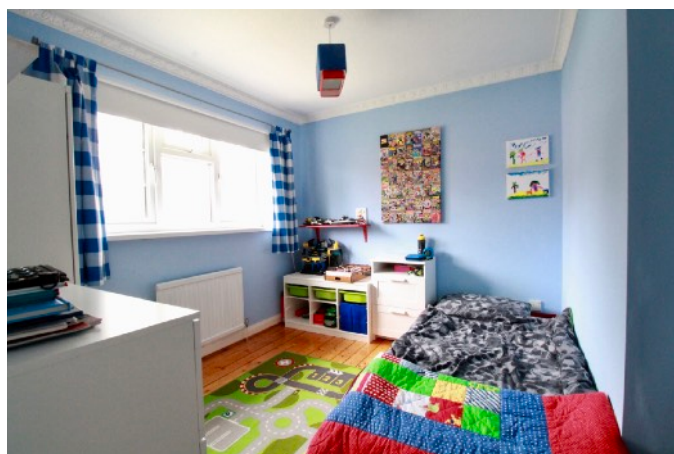
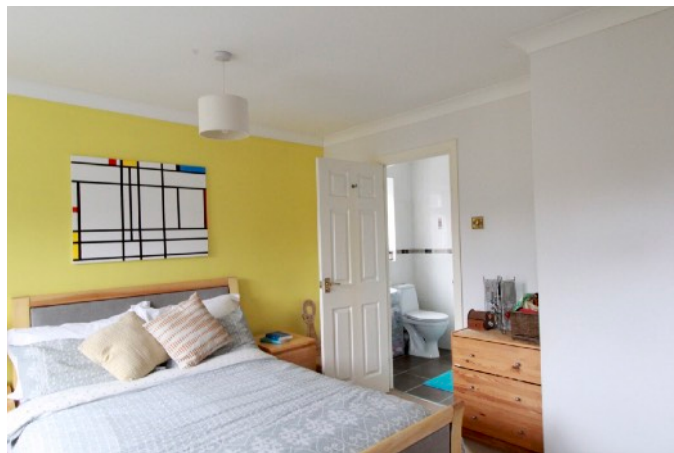
**Bedroom Two** - UPVC double glazed window to the front aspect. Panelled radiator. Wood effect laminate flooring. Textured ceiling. Chrome light switch. Power points.

**En Suite** - A two piece suite in white comprising: low level WC and wash hand basin

**Bedroom Three** - This good size front aspect double bedroom, currently being used as a child's bedroom offers space for sleeping and storage.

**Bedroom Four** - This rear aspect double bedroom offers lovely views over the rear garden and is ideal as a child's or guest bedroom.

**Bathroom** - A three piece suite comprising: Panelled bath with shower over, pedestal wash hand basin and low level WC. UPVC double glazed obscure window to the rear aspect.



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## Outside

**Front** - Forecourt provides off road parking for two cars leading to the front entrance. Side gate is ideal for access to the rear of the house ideal for those muddy dog walks or child's sporting activities.

**Rear Garden** There are several areas to this larger than average garden. Immediately outside the rear door and conservatory doors is a patio perfect for Summer bbq's and al fresco dining. The lawned grass area adjacent is perfect for children to enjoy those warm summer evenings with a mature garden. Towards the side of the garden lies an additional patio area providing the ideal space Storage Sheds The far left of the garden lower level currently uses the children large trampoline Leaving the final area of this south facing garden with an in vogue vegetable patch, fruit trees and storage shed. Outside cold water tap.

## Floorplan

### Room Dimensions

Cloakroom	0.95m x 1.84m
Conservatory	2.34 v 3.31m
Dining Area	2.5m x 3.04m
Family Room	2.25 x 3.69m
Kitchen	5.51m x 3.04m
Lounge	5.36m [max] x 4.19m [max]
Study	2.25m x 1.75m
Master Bedroom	3.85m [max] x 4.84m
Ensuite	1.38m x 2.27m
Bedroom Two	2.89m x 3.85m [max]
Ensuite	1.13m [max] x 2.46m
Bedroom Three	3.03m [max] x 2.96m
Bedroom Four	2.28m x 3.27m
Family Bathroom	2.11m x 1.90m



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