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Ffordd Dinefwr, Creigiau Cardiff
offers over £525,000



About the property

A stylish detached four bedroom double fronted family house, built in 1988 by Messrs Bovis Homes, a reputable firm of national house builders, completed with a 10 year N H B C, and occupying a stunning position fronting a small select private close, comprising just three detached properties. This impressive property enjoys a truly enviable location, approached by a private lane off Ffordd Dinefwr, leading to a totally enclosed close, screened for maximum privacy, and positioned only a short walk to the popular village centre of Creigiau. The property also benefits a very private sunny enclosed level rear garden, screened by trees for privacy and comprising a large family sized lawn and a full width sun patio with pretty timber pergola. The property benefits white PVC double glazed replacement windows, (2005), gas heating with panel radiators and a modern combi boiler (2205 and annually serviced), a stunning PVC double glazed sun lounge conservatory added in 2005, a quality fully fitted kitchen fitted in 2006, and a contemporary Stovax multi fuel log burner added in 2009. The well planned and versatile living space comprises an entrance hall with a spindle balustrade staircase, a down stairs cloak room, a lounge (18'9 x 11'6), a breakfast room with double glazed patio doors which open onto the charming rear gardens, a home office/study (16'0 x 8'2), and a separate formal dining room. The first floor comprises four bedrooms, three with built in wardrobes and two bathrooms.

Accommodation

Creigiau

This unique property fronts a quiet tranquil close off Ffordd Dinefwr, an established and popular residential road in the heart of the old village of Creigiau, a semi-rural location with great access to both Cardiff Pentyrch and the M4. The property is located with Creigiau, a highly sought after Village located on the outskirts of North West of Cardiff.

Entrance

Sandstone paved entrance path, outside wall light.

Entrance Hall

Approached via a double glazed composite front entrance door with stylish chrome door furniture and two sealed double glazed patterned glass upper light windows, leading to a central hall with wood flooring and wide carpeted spindle balustrade single flight staircase leading to the first floor landing, useful under stair cloaks hanging cupboard, radiator, coved ceiling.

Formal Dining Room

12' x 9' 7" (3.66m x 2.92m)
With continuous wood flooring approached from the hall via a white traditional style panel door with Regency handle leading to a formal dining room, inset with a PVC double glazed leaded window with outlooks on to the private quiet frontage close, radiator, coved ceiling.

Downstairs Cloakroom





Modern white suite with walls part ceramic tiled and tiled flooring, comprising W.C., wall mounted wash hand basin with chrome taps, stylish chrome towel rail/vertical radiator, PVC double glazed leaded window to rear, white traditional style panel door to main hall.

Lounge

18' 9" x 11' 6" (5.71m x 3.51m)
 Approached from the entrance hall via a white traditional style panel door inset with upper light windows, leading to a principal lounge with wood flooring, contemporary marble fireplace with slate hearth and cast iron log burner, coved ceiling, two radiators, pretty leaded PVC double glazed window with outlooks on to the quiet private frontage close.

Pvc Sun Lounge Conservatory

12' 4" x 10' 7" (3.76m x 3.23m)
 A wonderful addition to the property, providing a versatile reception room, constructed with a cavity brick plinth wall surmounted by white PVC double glazed windows with leaded upper lights, inset with PVC double glazed French doors that open on to a decked sun terrace with open views, all beneath a polycarbonate roof with fitted sun blinds. Radiator, ceiling light/fan, power points.

Kitchen



13' x 8' 7" (3.96m x 2.62m)
 Well fitted along three sides with a comprehensive range of oak panel fronted floor and eye level units with slim line handles and soft closing doors and drawers, beneath round nosed laminate worktops incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer, walls part ceramic tiled, integrated Whirlpool dishwasher, Stoves stainless steel range cooker with seven ring gas hob including wok burner, two fan assisted electric ovens, two warming drawers, Stoves canopy style stainless steel extractor hood. Unit housing a wall mounted Baxi gas fired central heating boiler, PVC double glazed pretty leaded window with a rear garden outlook, ceramic tiled flooring, archway opening to.....

Breakfast Room

8' x 7' 10" (2.44m x 2.39m)
 A lovely breakfast room, with continuous ceramic tiled flooring and sliding PVC double glazed leaded patio doors that open on to a sandstone paved terrace with rear garden views, radiator, white traditional style panel door with Regency handle leading to.....

Study / Home Office

16' x 8' 2" (4.88m x 2.49m)



A very useful and versatile fifth reception room, originally a garage converted in recent years, providing a very adaptable facility currently a home office/study, with wood flooring, radiator, access to a useful roof space storage area, and equipped with a PVC double glazed leaded window with outlooks on to the quiet private frontage close. White traditional style panel door with Regency handle to breakfast room.

First Floor

Landing

Approached via a wide carpeted single flight spindle balustrade staircase leading to a spindle balustrade landing, access to roof space, white traditional style panel doors with stylish chrome door furniture to all principal first floor rooms.

Master Bedroom One

11' 4" x 9' 1" (3.45m x 2.77m)
 A good size double bedroom, inset with a pretty leaded PVC double glazed window with a delightful rear garden outlook, radiator, full height double wardrobes enclosed by white panel doors.

En Suite Shower Room



Modern white suite with walls ceramic tiled, comprising square shaped ceramic tiled shower cubicle with modern shower unit and glass shower screen and panel, pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C., stylish chrome vertical towel rail/radiator, PVC double glazed obscure glass leaded window to front.

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)
A further double size bedroom, inset with a pretty leaded PVC double glazed window with outlooks on to the private frontage close, radiator. Built-in full height single wardrobe.

Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m)
Plus a 2 ft deep single built-in wardrobe, radiator, pretty PVC double glazed leaded window with a rear garden outlook.

Bedroom Four

7' 9" x 7' (2.36m x 2.13m)
PVC double glazed window overlooking the quiet private frontage close, radiator.

Family Bathroom



Modern white suite with ceramic tiled walls comprising panel bath with chrome mixer taps and chrome mixer shower fitment with glass shower screen, pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C., stylish chrome vertical towel rail/radiator, PVC double glazed leaded obscure glass window to rear.

Outside

Front Garden

Neatly laid to lawn inset with a sandstone paved entrance path.

Entrance Drive

Double width private off street vehicular entrance drive.

Rear Gardens

A very private and well established landscaped corner rear garden, totally level and laid to lawn beyond both a sandstone paved patio and a further decked patio with a timber pergola. The rear gardens enjoy high levels of privacy and security by a combination of timber panel fencing, high screens of laurel hedgerow and mature screens to the rear of conifer trees. There is a very useful garden shed positioned in the corner, and additional side gate access providing a further paved

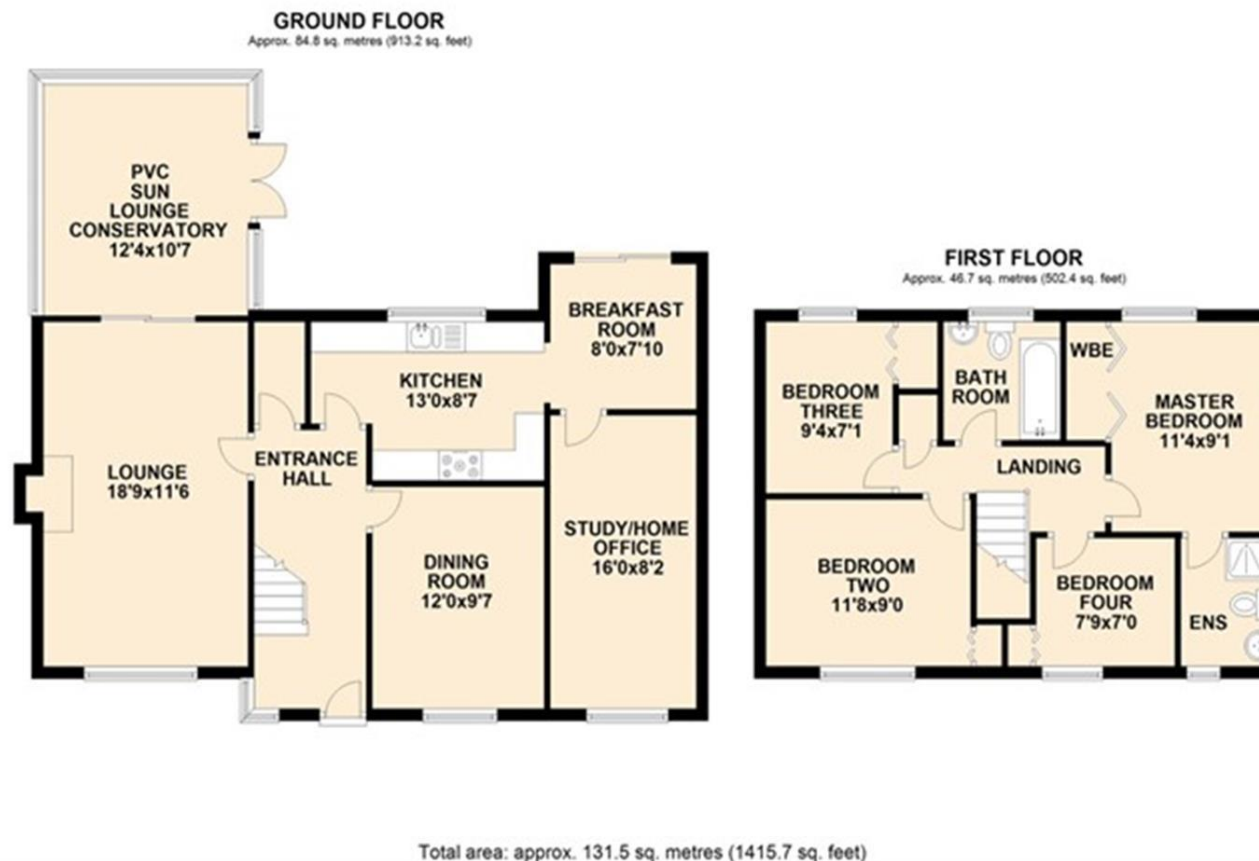


area originally designed for the housing of a trailer etc. Outside water tap.



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