

3 Greenacre

Creigiau | Cardiff | CF15 9PE

Detached House | Asking Price Of £579,950



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PROPERTY DESCRIPTION

**** IMPRESSIVE DETACHED HOUSE IN CUL-DE-SAC LOCATION ** VERSATILE ACCOMMODATION ** SPACIOUS PLOT **** Situated at the end of a quiet cul-de-sac in popular Creigiau village is this exclusive five bedroom detached home offering separate annex for multi-generational living. The accommodation briefly comprises: large entrance hall, lounge, dining room, kitchen/breakfast room, utility room and WC. Additional sitting room with separate staircase to bedroom above with door to Jack & Jill bathroom. The first floor also includes master bedroom with en-suite, three other bedrooms and the family bathroom. Integral double garage. Viewing highly recommended. EPC: D

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx.)** 2,717 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the sought after semi rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office and Tesco Express. The property is within walking distance to Creigiau Golf Club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway plus public bus service.

ENTRANCE

Block paved driveway with off street parking for several vehicles. Beautifully presented raised flower beds and mature hedge borders. Pathway with gated access to side garden.

HALLWAY

11' 3" x 13' 3" (3.43m x 4.04m) Entered via double glazed wood door with stained glass inset and matching side window. Feature uPVC double glazed window to the front. Impressive staircase rising to the first floor with a balcony landing and under stairs storage. Doors to lounge, dining room, kitchen/breakfast room and sitting room.

LOUNGE

23' 5" x 13' 8" (7.14m x 4.17m) uPVC double glazed windows to the rear and the side with French doors leading out to the rear garden. Oak wood flooring, sky TV point, two radiators, feature gas fire place with stone surround.

DINING ROOM

13' 3" x 11' 10" (4.06m x 3.61m) uPVC double glazed French patio doors and window to beautiful rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

14' 4" x 23' 1" into bay (4.39m x 7.04m) This open plan space is fitted with a range of base and eye level units incorporating one and a half bowl sink and drainer with complementary work surfaces. Fitted four ring Hotpoint electric hob and cooker hood above plus double oven and grill. Tiled splashbacks and marble tiled flooring. Front box bay uPVC double glazed window with room for table and chairs. Radiator. Door to utility room and integral door to garage.

UTILITY ROOM

5' 2" x 6' 9" (1.60m x 2.08m) Space for American style fridge/freezer and

plumbed for dishwasher. Fitted wall units, work tops, fully tiled, radiator. uPVC double glazed external door leading to the rear garden.

CLOAKROOM/WC

Vanity enclosed wash hand basin and low level WC. Tiled splashbacks and flooring. Radiator.

SITTING ROOM/STUDY

18' 2" x 8' 11" (5.56m x 2.72m) Currently used as a sitting room/study but offering separate accommodation to the main house. Double glazed uPVC window to the front plus double glazed French doors to side garden. Storage units and book case. Ceramic tiled flooring, Radiator. Staircase to bedroom two. Door to hallway.

FIRST FLOOR

Landing with stairs rising from entrance hall. Doors to four bedrooms and the family bathroom. Loft access with pull down ladder.

MASTER BEDROOM

16' 0" x 14' 9" (4.88m x 4.52m) Double glazed uPVC window to front. Fitted wardrobes. Radiator. Door to en-suite.

EN-SUITE

Double glazed uPVC window to the

rear, corner cubicle with shower plumbed, wc, vanity wash hand basin with mirror and light, heated towel rail, tiled floor and part tiled walls, good size airing cupboard housing hot water cylinder and shelving.

BEDROOM TWO

20' 6" x 9' 10" (6.25m x 3.00m)

Accessed via the staircase from sitting room/study or via the Jack and Jill bathroom. A spacious room with uPVC double glazed window to side. Two radiators. Oak wood flooring. Built in storage cupboards.

BEDROOM THREE

12' 11" x 10' 11" (3.94m x 3.35m)

uPVC double glazed window to the rear with fantastic views. Radiator. Fitted wardrobes and dressing table, storage cupboard, door to the Jack and Jill bathroom.

JACK AND JILL EN-SUITE

9' 6" x 8' 5" (2.90m x 2.57m) A modern suite to include free standing bath, vanity enclosed wash hand basin, low level WC, bidet and fitted corner shower cubicle. Tiled flooring and splashbacks. Heated towel rail. uPVC double glazed window to side and feature double glazed circular window to rear. Shared with bedroom two.

BEDROOM FOUR

7' 6" x 12' 7" to w'robes (2.31m x 3.86m) uPVC double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM FIVE

9' 1" x 10' 11" (2.77m x 3.35m) Fitted wardrobes and dressing table. uPVC double glazed window to rear with views. Radiator.

FAMILY BATHROOM

5' 6" x 11' 1" (1.68m x 3.40m) Double obscure glazed uPVC window to the rear, spotlights, wash hand basin, spa bath, wc, corner cubicle with shower plumbed and sliding glass doors, ceramic tiled flooring, heated towel rail.

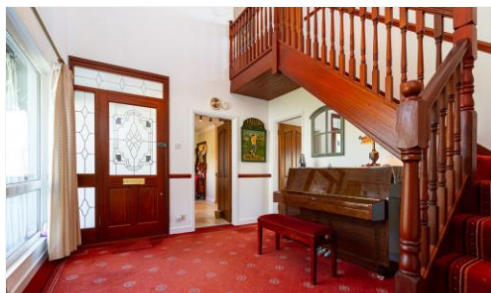
INTEGRAL DOUBLE GARAGE

A recently fitted, insulated double roller shutter door into spacious garage. Plumbing for washing machine. Stainless steel sink and drainer with complementary work tops. Storage cupboards, electric fuse board, external door to rear garden.

GARDENS

Delightful, sunny rear and side enclosed gardens which have been carefully manicured and include a variety of mature trees, hedges and

colourful shrubs. Mainly laid to lawn with boundary fence. Pathway and private patio off main lounge. Small archway leading to further lawn with purpose built concrete storage shed and summer house - a perfect play room/sitting room or for storage. To the side garden are shrub borders, hedging and lawn. Gated access to front. Outside lighting and water tap.



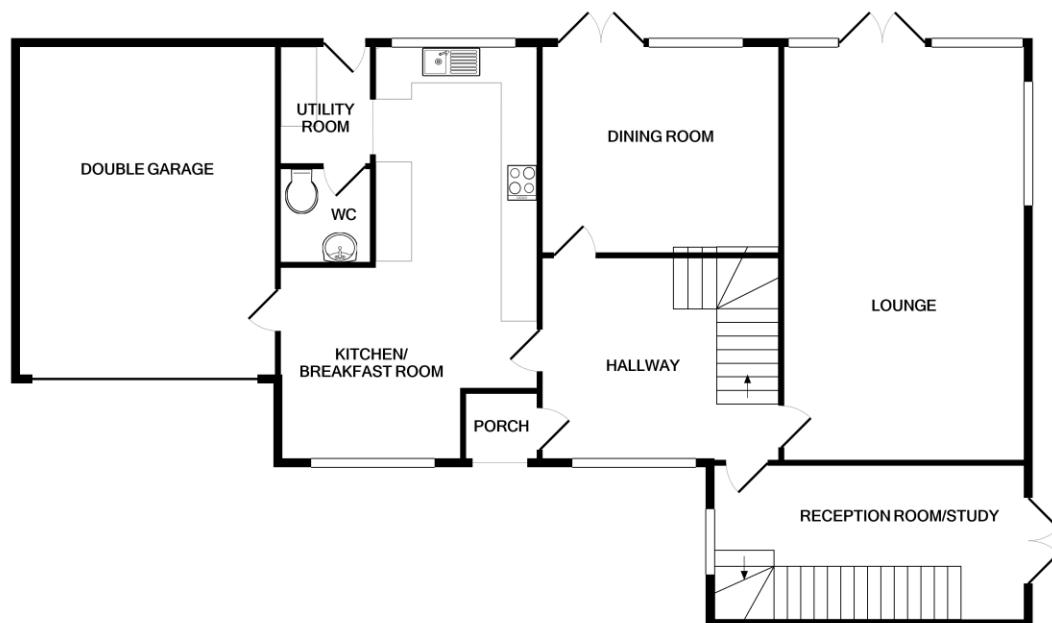


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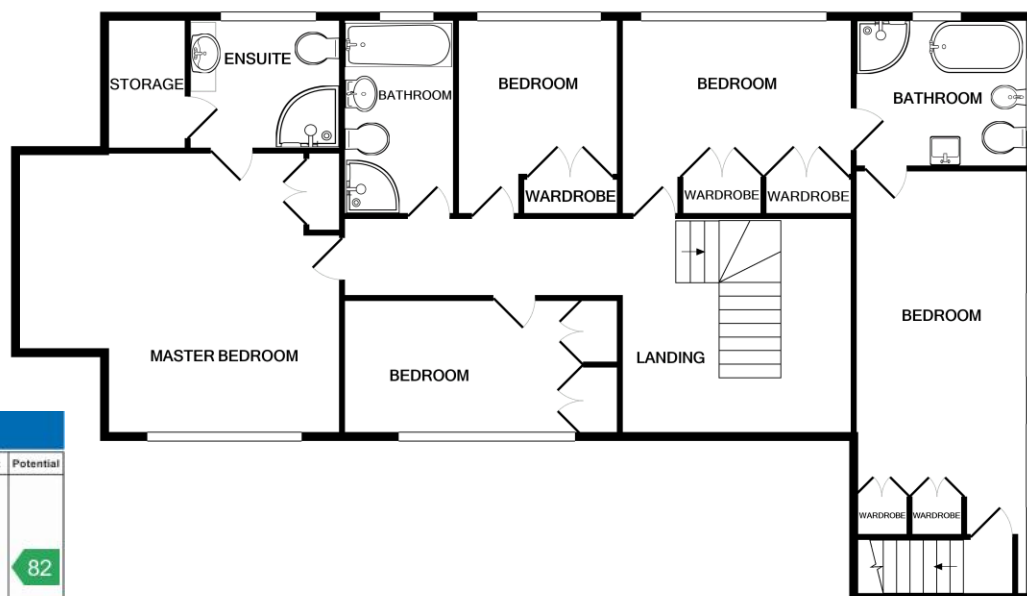
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FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 1388 SQ.FT.
(128.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1329 SQ.FT.
(123.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2717 SQ.FT. (252.4 SQ.M.)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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