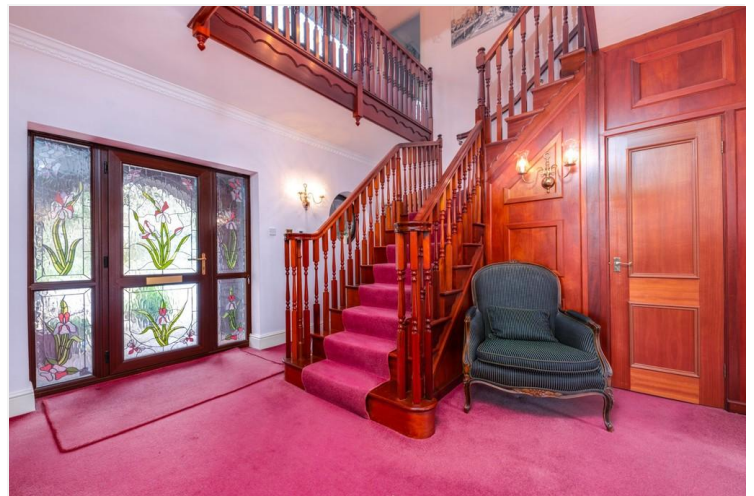


# 3 Clos Darren Las

Creigiau | Cardiff | CF15 9SL

Detached Property | Asking Price Of £579,950



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# PROPERTY DESCRIPTION

**\*\* SPACIOUS FAMILY HOME IN THE HEART OF CREIGIAU \*\* DRIVEWAY \*\* SUNNY LANDSCAPED REAR GARDEN \*\*** An opportunity to acquire this beautifully presented, spacious detached family home in the popular village of Creigiau. Offering approximately 2,734 sq.ft. of accommodation briefly comprising; entrance hallway, dining room, lounge, kitchen/breakfast room, study utility room and WC. To the first floor there are four double bedrooms, including master with balcony and en-suite plus the family bathroom. The property benefits from a South-Westerly facing rear garden and off road parking to front and rear.

- **Tenure** Freehold
- **Council Tax Band**
- **Floor Area (Approx).** 2,734 sq ft
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr comprehensive school catchment area.

## ENTRANCE HALLWAY

Entered via uPVC obscure and decorative double glazed door with further obscure and decorative panels to either side. Further uPVC obscure and decorative circular window to front. Doors to study, dining room, lounge, kitchen/breakfast room and wc. Stairs rising to first floor. Radiator. Understairs storage cupboard with coat hanging.

## LOUNGE

15' 2" x 23' 10" (4.626m x 7.279m) uPVC led double glazed patio doors leading to rear garden, with further led double glazed panels to either side, plus non-opening uPVC led double glazed window to rear. Radiator. Feature open fireplace with stone hearth and brick surround.

## KITCHEN/BREAKFAST ROOM

33' 2" x 12' 6" (10.133m x 3.813m) uPVC led double glazed window to side. Tiled floor. A bespoke kitchen with a range of base and eye level units incorporating one and a half sink unit with drainer, waste disposal unit and mixer tap. Built in NEFF double electric oven, NEFF induction hob and extractor fan over. Integrated fridge, dishwasher and microwave/cooker/grill. Central island with shelving and cupboard space. Radiator. Open to;

## BREAKFAST ROOM

Six uPVC led double glazed non-opening windows to rear and side, further uPVC led double glazed patio doors to side and leading into the garden. Tiled floor. Radiator.

## UTILITY ROOM

9' 5" x 9' 3" (2.876m x 2.839m) uPVC led double glazed window to side plus uPVC led double glazed door to side. Tiled floor. Storage cupboards incorporating sink unit with drainer. Further storage cupboards with shelving. Floor standing Worcester boiler. Space for washing machine, tumble dryer and freezer. Radiator.

## DINING ROOM

11' 9" x 12' 5" (3.605m x 3.802m) uPVC led double glazed window to side. Radiator.

## STUDY

9' 11" x 10' 6" to cupboard (3.023m x 3.203m) uPVC led double glazed bay window to front. Wood block flooring. Radiator. Fitted storage cupboards below, plus display cabinets.

## CLOAKROOM

3' 6" x 9' 4" (1.076m x 2.852m) uPVC obscure and decorative double glazed circular window to front. Wood flooring. Low level wc. Wall mounted wash hand basin. Part tiled walls. Radiator.

## FIRST FLOOR LANDING

Full galleried landing with uPVC led double glazed window to front. Doors to four bedrooms and family bathroom. Airing cupboard with shelving. Loft access with pull down ladder.

## LOFT

A very usable loft space with potential to convert. Four Velux windows to rear. Power and lighting.

**MASTER BEDROOM**

16' 2" x 24' 5" (4.950m x 7.453m)  
uPVC leaded double glazed patio doors leading to balcony area. Two further uPVC leaded double glazed windows to rear and side. Range of fitted wardrobes with hanging space, further fitted cupboards and dressing table. Radiator.

**EN-SUITE**

10' 1" x 9' 5" (3.082m x 2.884m) uPVC obscure and leaded double glazed window to side. Wood floor. Fully tiled walls. Separate shower cubicle. Low level wc. Bidet. Wall mounted wash hand basin. Bath with tiled surround. Fitted storage cupboards. Shaver point. Radiator and heated towel rail.

**BEDROOM TWO**

15' 3" x 10' 1" (4.670m x 3.079m)  
uPVC leaded double glazed window to rear. Fitted wardrobes with hanging and shelf space, plus dressing table with storage below and fitted mirror. Radiator.

**BEDROOM THREE**

12' 7" x 12' 5" (3.854m x 3.799m)  
uPVC leaded double glazed bay window to front. Fitted wardrobes with hanging and shelf space and mirrored sliding doors. Radiator.

**BEDROOM FOUR**

13' 5" x 9' 6" (4.095m x 2.913m) uPVC leaded double glazed window to front. Radiator.

**FAMILY BATHROOM**

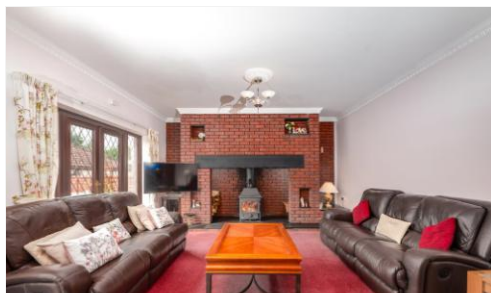
10' 0" x 8' 5" (3.068m x 2.590m) uPVC obscure and leaded double glazed window to side. Wood floor. Fully tiled walls. Separate shower cubicle. Low level wc. Pedestal wash hand basin. Bidet. Spa bath with tiled surround. Airing cupboard access. Radiator and heated towel rail. Shaver point.

**OUTSIDE****REAR GARDEN**

The sunny South-West facing rear garden includes paved patio areas, colourful shrubs. Pond with water feature, flower borders and raised beds. Outside tap and electric sockets. Gated rear entrance to garden, wooden potting shed, log store and storage shed.

**FRONT GARDEN**

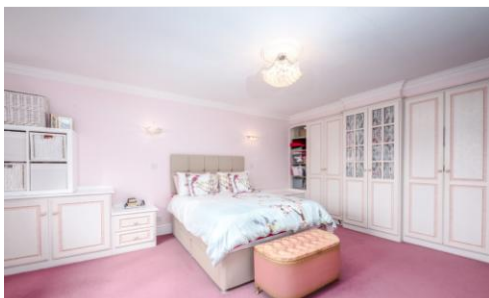
Flower beds, shrubs and trees. Parking for 2 cars.



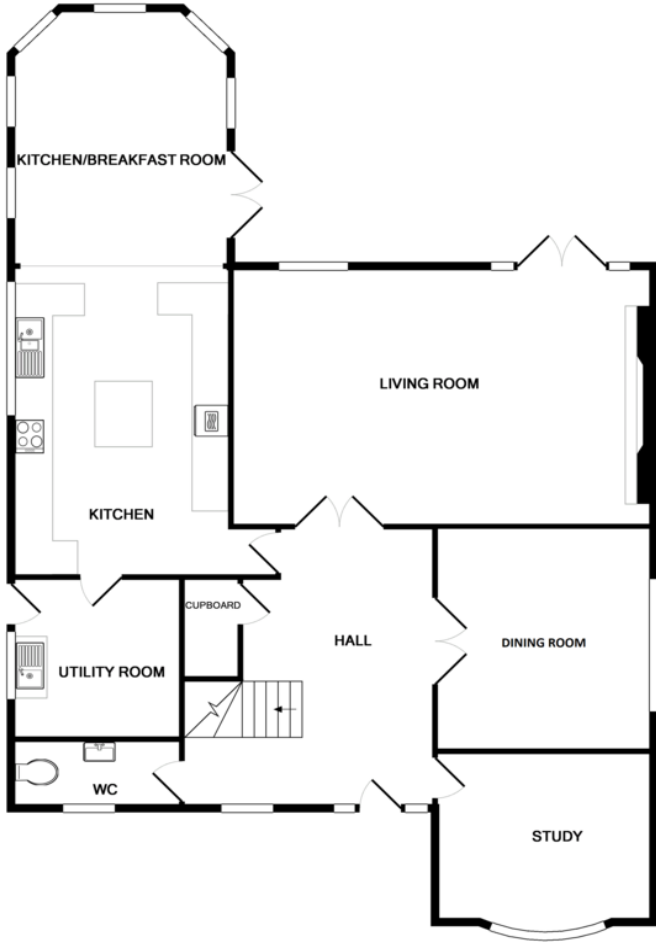


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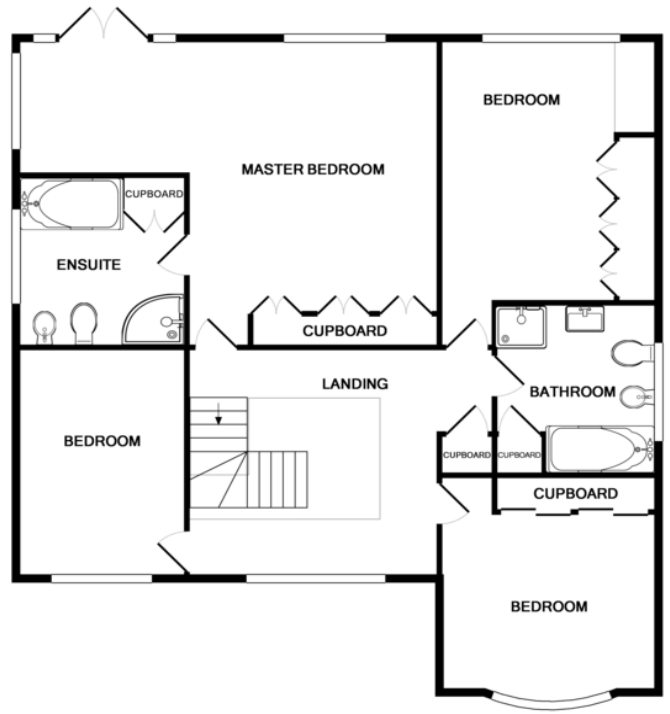
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# FLOORPLANS

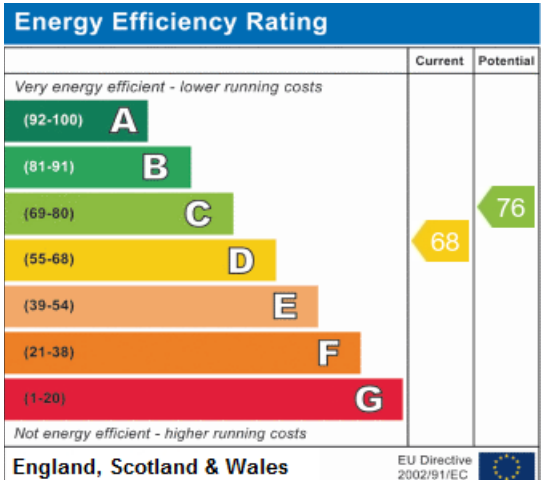


GROUND FLOOR



1ST FLOOR

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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**Radyr 029 2084 2124**  
6 Station Road, Radyr, Cardiff CF15 8AA

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