

# 4 The Grove, Cardiff Road, Creigiau, Cardiff, CF15 9NL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£820,000**



Detached Property



# Property Description

**\*\* MODERN EXTENDED PROPERTY IN CREIGIAU \*\***  
**QUIET CUL-DE-SAC \*\* FIELD VIEWS \*\*** This extended executive four/five bedroom detached home was built in 2018 and has been stylishly designed to create open-plan family living. The property is situated in the rural village of Creigiau just on the outskirts of Cardiff which enjoys excellent amenities including Creigiau Golf Club, sports club and public house. Creigiau also boasts a Welsh Reform Primary School and is within the catchment area for Radyr Comprehensive School. The property comprises; entrance hallway, lounge, cloakroom, kitchen/diner, family room, inner hallway, office, utility room and integral garage. To the first floor are four/five bedrooms, four en-suite shower/bathrooms. Second floor sitting/dressing room. Integral garage with electrically operated door and landscaping to front and rear gardens. Driveway. EPC Rating: B

**Tenure Freehold**

**Council Tax Band H**

**Floor Area Approx 3489 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, Tesco Express, 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.

## ENTRANCE

Entered via block paved driveway with additional hard standing providing parking for numerous vehicles. Gated side access. Artificial lawn.

## HALLWAY

18' 3" x 12' 5" (5.57m x 3.80m)  
Entered via composite front door with matching uPVC double glazed side window into spacious entrance hallway. Large porcelain tile flooring with underfloor heating. Spotlights. Stairs to first floor with storage space under. Doors to lounge, WC and opening to inner hallway an exceptional kitchen/dining/family room.

## LOUNGE

17' 1" x 13' 10" (5.21m x 4.22m)  
Full height uPVC double glazed window to front and window to side. Underfloor heating.

## CLOAKROOM

6' 2" x 5' 6" (1.89m x 1.69m)  
Low level WC with concealed cistern. Space for wash hand basin. Tiled flooring. Spotlights. Extractor fan. uPVC double glazed obscure window to side.

## KITCHEN/DINER

23' 11" x 18' 5" (7.30m x 5.62m)  
A remarkable open-plan family space fitted with a German high specification 'Schuller' kitchen comprising base, eye level and full height units incorporating one and a half bowl composite sink with complementary stone work surfaces. Integrated fridge/freezer, double electric oven, microwave, coffee machine and dishwasher. Feature central island with fitted base units and electric hob with in-built extractor fan. Complementary stone worktops with breakfast bar. Space for drinks cooler. Porcelain tiled flooring with underfloor heating. Stunning double glazed sliding doors to side and rear with views over the garden. Spotlights. Feature roof lantern. Wired for surround sound speakers.

## FAMILY ROOM

15' 9" x 10' 10" (4.81m x 3.32m)  
Porcelain tiled flooring with underfloor heating. Wired for surround sound speakers. Spotlights.

## INNER HALLWAY

Two full height double glazed windows to rear overlooking the garden. Doors to office and utility room. Spotlights.

## OFFICE

13' 3" x 9' 10" (4.06m x 3.02m)  
Full height double glazed window to front. Spotlights. Resin marble effect flooring.

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## UTILITY ROOM

18' 2" x 8' 1" (5.54m x 2.47m)

Fitted with base, eye level and full height units incorporating composite sink, dog grooming sink with handheld shower attachment, and complementary work surfaces. Integrated fridge/freezer. Space for a washing machine and tumble dryer. Spotlights. Cupboard housing gas central heating boiler. Full height uPVC double glazed window to front. Resin flooring. Radiator. Door to garage.

## FIRST FLOOR

### LANDING

Approached via a single flight staircase leading to the spacious first floor landing. Windows to front and side. Access to roof space and radiator.

### BEDROOM TWO

17' 1" x 13' 11"(max) (5.23m x 4.25m)

Overlooking the entrance approach, a good sized double bedroom. Radiator. Door to ensuite shower room.

### ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle. Wall tiling to shower area. Tiled flooring. Extractor fan. Electric shaver point. Chrome heated towel rail.

### BEDROOM THREE

13' 3" x 12' 9" (4.05m x 3.90m)

Aspect to rear, a further good sized double bedroom. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower. Wall tiling to shower area. Tiled flooring. Electric shaver point. Extractor fan. Chrome heated towel rail.

### BEDROOM FOUR

11' 8" x 10' 0" (3.58m x 3.05m)

Aspect to rear. Radiator. Door to ensuite shower room.

### ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower. Wall tiling to shower area. Tiled flooring. Electric shaver

point. Extractor fan. Chrome heated towel rail. Window to side.

### SITTING ROOM/POTENTIAL FIFTH BEDROOM

18' 3" x 11' 6" (5.57m x 3.52m)

Currently a through room to the principal suite but potential to add a partition wall to make an excellent sized fifth double bedroom with rear french door to Juliet balcony. Door to family bathroom/potential ensuite.

### FAMILY BATHROOM/ POTENTIAL ENSUITE BATHROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, tiled bath with central taps, shower cubicle with chrome shower. Tiled flooring. Wall tiling to splash back areas. Extractor fan. Chrome heated towel rail.

### BEDROOM ONE

14' 10" x 13' 0" (4.54m x 3.97m)

Overlooking the entrance approach. Currently a good sized double bedroom with staircase to second floor sitting/dressing room. Opening to the rear potential ensuite.

### POTENTIAL ENSUITE

With plumbing with ensuite. French door opening to Juliet balcony. Radiator.

### SECOND FLOOR SITTING/DRESSING ROOM

20' 4" x 13' 11"(max) (6.21m x 4.26m)

### OUTSIDE

#### REAR GARDEN

With large tiled patio and inbuilt concrete planter seating area. Area of artificial lawn. Enclosed by horizontal timber fencing. Backing onto woodland. Outside tap. Outside lighting. Side access leading to front.

### GARAGE

Larger than average single garage with electric door. uPVC double glazed window and external door to rear. Rubber flooring. Light and power.

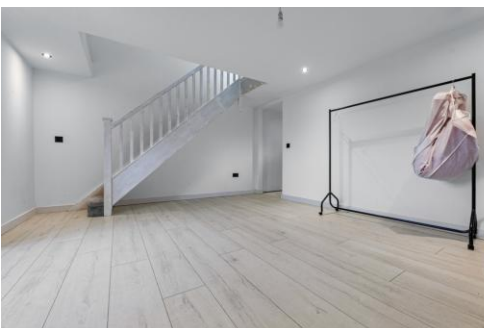
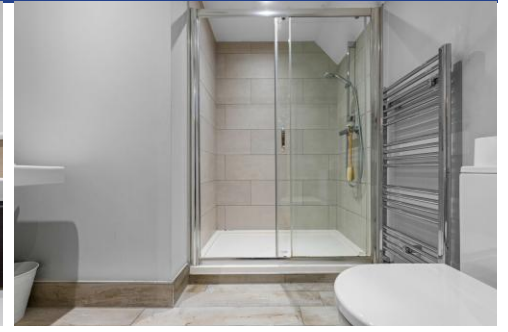
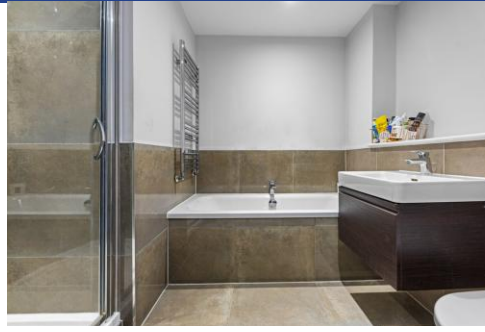


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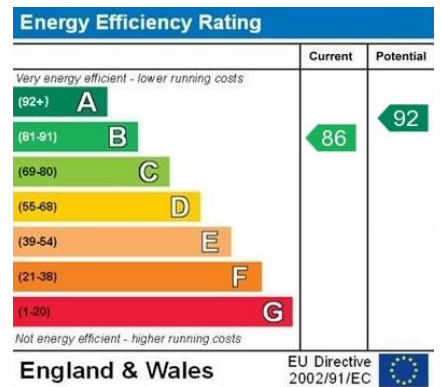
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TOTAL FLOOR AREA : 3489 sq.ft. (324.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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