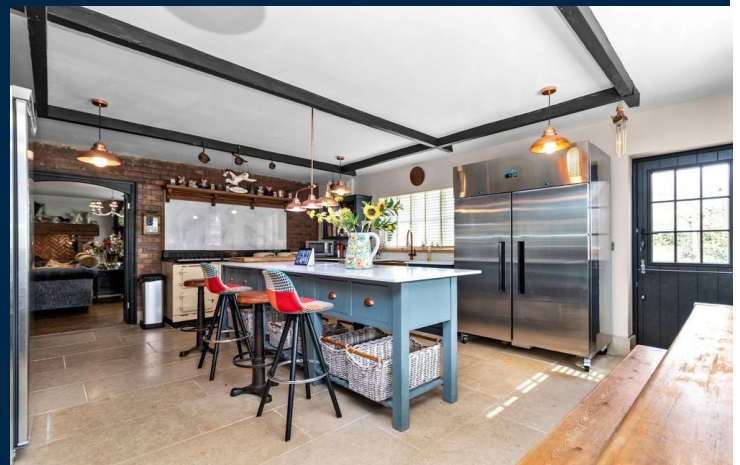




2 HEOL CREIGIAU  
EFAIL ISAF  
CF38 1BG

ASKING PRICE OF  
**£895,000**



EIGHT BEDROOM DETACHED



**8**



**6**



**7**



**3**

**\*\* OVER 4700 SQ.FT \*\* SET IN IDYLIC LOCATION WITH SUPERB VIEWS \*\***

**IMMACULATELY PRESENTED \*\*** An exceptional eight bedroom detached family residence which has been beautifully designed throughout and sits within 1/4 of an acre of land on a quiet country road in Efail Isaf. The accommodation briefly comprises; entrance hallway, lounge/dining/family room, sitting room, games room, kitchen/breakfast room and WC/Cloakroom. To the first floor are six bedrooms including three with en-suite plus the family bathroom. To the second floor are two further double bedrooms with retractable velux window/balcony's and a Jack & Jill bathroom. Outside there is a newly laid stone driveway with parking for numerous vehicles, front and rear gardens plus a double garage. EPC: C \*\* NO CHAIN \*\*

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 4,747 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the popular village of Efail Isaf and is approximately ten miles from Cardiff City Centre. This rural village has a public house, a village hall and a small village store. It is within easy access to the M4 and has primary and secondary schooling plus sporting facilities within a three mile radius.

#### ENTRANCE PORCH

3' 7" x 7' 0" (1.111m x 2.143m)

Entered via uPVC double glazed front door into porch. uPVC window to front. Flagstone flooring.

#### ENTRANCE HALL

10' 6" x 11' 4" (3.216m x 3.477m)

An impressive entrance hall entered via glazed double doors. Solid oak wood balustrade and staircase to first floor with under stair cupboard. Flagstone flooring throughout. Radiator. Glazed double doors to games room plus doors to lounge/dining/family room, sitting room/study and kitchen/breakfast room. Telephone point.

#### SITTING ROOM/STUDY

11' 4" x 15' 7" (3.476m x 4.756m)

A tastefully designed sitting room or study. Solid oak wood flooring. uPVC double glazed window overlooking the front gardens. Radiator. TV point.

#### LOUNGE/DINING/FAMILY ROOM

31' 9" x 20' 2" (9.68m x 6.17m)

An exceptional lounge/dining/family room providing fantastic entertaining space and includes solid oak flooring throughout. Feature inglenook fireplace with cast iron multi fuel burner, brick surround and solid wood mantle over. Three double radiators. Two uPVC double glazed windows to side plus uPVC double glazed French doors with matching side screen windows to rear garden. TV point.

#### KITCHEN/BREAKFAST ROOM

20' 3" x 31' 9" (6.186m x 9.694m)

A traditional style open plan kitchen/dining room to include a wide range of solid wood base and eye level units incorporating ceramic 'Belfast' sink with complementary granite work surfaces. Newly fitted full size Aga gas range cooker with four ovens, two warming drawers, four ring gas hob and three large hot plates. Central solid wood island with breakfast bar. Flagstone flooring. Feature exposed wood beamed ceiling. Plumbed for dish washer. Wall mounted Worcester gas boiler. uPVC double glazed window to side plus window and external door to rear garden. Glazed double doors to lounge/dining/family room and games room.

#### GAMES ROOM

16' 0" x 27' 0" (4.889m x 8.252m)

A very spacious and versatile room currently used as a games room. Feature beamed ceiling and exposed brick wall. Two uPVC double glazed windows to front and side aspects. Two double radiators. Solid oak wood flooring. TV point.

#### CLOAKROOM/WC

Modern white suite to include low level WC and wash hand basin and. Flagstone tiled floor. Radiator. uPVC double glazed window to front.

#### FIRST FLOOR

##### LANDING

8' 11" x 23' 0" (2.740m x 7.016m)

Doors to six bedrooms and the family bathroom. Airing cupboard. Stairs rising to second floor.

#### MASTER BEDROOM

16' 2" x 18' 0" (4.951m x 5.501m)

uPVC double glazed window to rear with superb views. Double radiator. Door to en-suite/shower room. TV point.

#### EN-SUITE/SHOWER ROOM

3' 11" x 9' 0" (1.211m x 2.752m)

Fitted with a low level WC, pedestal wash hand basin and double shower cubicle. Ceramic tiled floor and splash backs. Shaver point. Extractor fan. uPVC double glazed window to rear.

#### BEDROOM TWO

16' 8" x 20' 2" (max) (5.084m x 6.165m)

uPVC double glazed window to rear with views. Double radiator. Door to en-suite/shower room. TV point.



#### EN-SUITE/SHOWER ROOM 2

3' 11" x 8' 3" (1.208m x 2.520m)

Fitted with a low level WC, pedestal wash hand basin and double shower cubicle. Ceramic tiled floor and splash backs. Shaver point. Extractor fan. uPVC double glazed window to rear.

#### BEDROOM THREE

15' 8" (max) x 16' 1" (max) (4.777m x 4.912m)

uPVC double glazed window to front with lovely outlook onto fields. Double radiator. TV point. Door to;

#### EN-SUITE THREE

2' 6" x 5' 10" (0.787m x 1.790m)

Fitted with a low level WC, pedestal wash hand basin and double shower cubicle. Ceramic tiled floor and splash backs. Shaver point. Extractor fan. uPVC double glazed window to rear.

#### BEDROOM FOUR

11' 4" x 15' 7" (3.478m x 4.750m)

uPVC double glazed window to front. Double radiator.

#### BEDROOM FIVE

11' 8" x 12' 9" (max) (3.559m x 3.903m)

uPVC double glazed window to side. Double radiator.

#### BEDROOM SIX

11' 8" x 12' 11" (3.56m x 3.94m)

Two uPVC double glazed windows to front with views. Double radiator.

#### FAMILY BATHROOM

12' 11" x 10' 11" (3.94m x 3.33m)

A newly fitted luxury suite comprising large jacuzzi hot tub style bath with chrome mixer taps and shower fitment. Contemporary shaped wash hand basin, low level WC and bidet. Large double size walk-in shower with glass screen and water fall shower fitment. Ceramic tiled floor and splash backs. Two stylish chrome wall mounted radiators/towel rails. Extractor fan. uPVC window to side. Shaver point. Built-in cupboard.

#### SECOND FLOOR LANDING

Doors to bedrooms seven and eight.

#### BEDROOM SEVEN

16' 0" (max) x 30' 4" (max) (4.893m x 9.266m)

Picture double glazed window to side plus double glazed velux windows to rear, one of which opens into a protruding second floor balcony with fantastic countryside views. Wood laminate flooring. TV point. Ample room for dressing table, wardrobes and sofa. Wall mounted electric heater. Door to Jack and Jill en-suite bathroom.

#### JACK AND JILL ENSUITE BATHROOM

10' 3" x 15' 11" to recess (3.128m x 4.863m)

Modern white suite comprising low level WC, pedestal wash hand basin and free standing claw bath. Tiled flooring and splashbacks. Velux window to rear.

#### BEDROOM EIGHT

23' 3" (max) x 26' 6" (max) (7.091m x 8.091m)

One wall finished with exposed brick. Picture uPVC double glazed window to side. Wall mounted electric heater. Two double velux double glazed windows to rear, one opening into a front retractable balcony with superb views over the garden and beyond. TV point. Laminate wood flooring. Door to Jack and Jill bathroom.

#### OUTSIDE

##### ENTRANCE DRIVEWAY

A large private gated driveway with parking for numerous cars finished in newly laid stone. Double garage to rear with gate to garden. Beautifully landscaped front garden to include a range of colour shrubs and hedges. Hedge border to front. Feature pond. Stone pathway to front door with additional side access currently used as a wood store.

##### DOUBLE GARAGE

22' 6" x 17' 10" (6.88m x 5.46m)

A detached double garage with electronically controlled roller shutter door. Light and power. uPVC double glazed window and door to side. Utility area to rear to include two washing machines and sink unit. Storage space above.

##### REAR GARDENS

Mainly laid to lawn with landscaped flower beds and mature hedge and tree borders. Paved patio to the full width of the property. Outbuilding to corner plus greenhouse and additional space to rear of garage. Outside tap and lighting.



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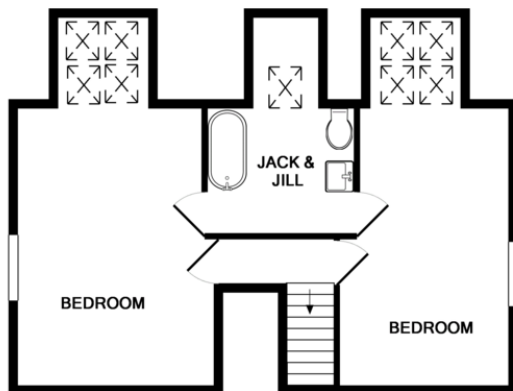
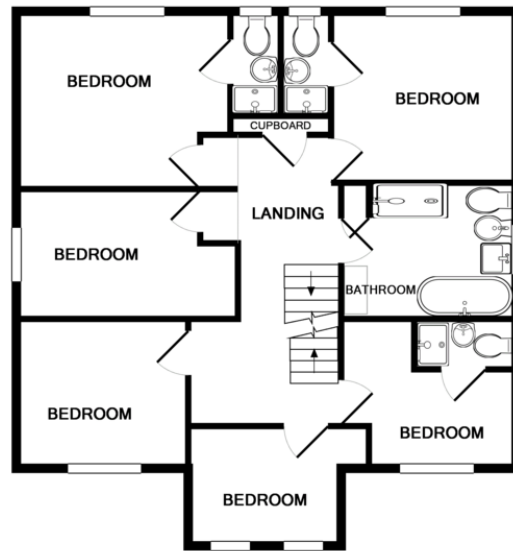
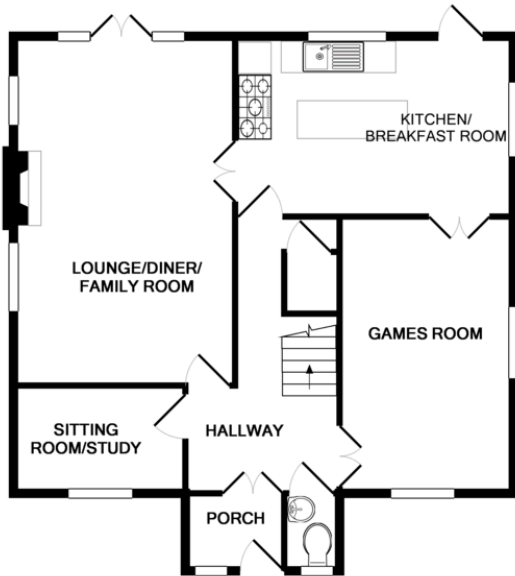




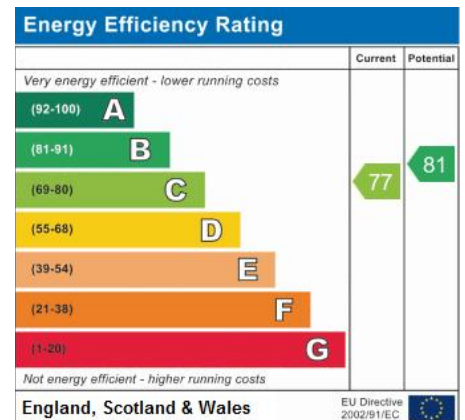
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