

Cardiff Road

Creigiau | Cardiff | CF15 9NL

Detached House | Asking Price Of £895,000



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PROPERTY DESCRIPTION

**** IMPOSING FIVE BEDROOM EXECUTIVE DETACHED PROPERTY ** WITH OPTION OF ADDITIONAL LAND **** An exceptional five bedroom, three bathroom executive detached family home with underfloor heating and woodland views. The accommodation briefly comprises; entrance hallway, lounge, dining room, study, kitchen/diner/family room, utility, WC/cloakroom. To the first floor there is an impressive full galleried landing, five double bedrooms, two en-suites, master with dressing room and a family bathroom. Outside there is a large gated driveway with parking for numerous vehicles, front and rear gardens plus a garage. ****NO CHAIN****

- **Tenure** Freehold
- **Council Tax Band I**
- **Floor Area (Approx).** 3,056 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.

ENTRANCE

Entered via oak effect double electric gates to spacious block paved driveway with extensive parking. Paved pathway to open porch.

PORCH

Vaulted glass roof. Paved flooring. Space for bins. Composite front door with matching double glazed side panels into hallway.

HALLWAY

19' 1" x 15' 9" (5.835m x 4.825m) A grand hallway with feature central staircase and bespoke wood panelling. Marble effect high gloss tiled flooring, Oak wood doors to lounge, sitting room, study, kitchen/dining/family room, utility

room and WC. Spotlights. Decorative coving to ceilings. Understair cupboard.

LOUNGE

23' 9" x 14' 3" (7.258m x 4.352m) A delightful lounge with two uPVC double glazed windows to side and French patio doors to rear. Underfloor heating. Attractive stone fire surround with wood burner and slate hearth. Opening to;

KITCHEN/DINING/FAMILY ROOM

26' 11" x 14' 2" (8.229m x 4.326m) An open plan family space with further window and French patio doors to rear garden. Space for dining table. The bespoke kitchen comes fitted with a wide range of base and eye level units with inset one and a half bowl stainless steel sink and complementary granite work surfaces. Feature central island with fitted base units, granite work top and breakfast bar. Three AEG integral electric ovens/microwave and five burner gas hob with extractor fan over. Fitted dish washer and fridge/freezer. Spotlights. Decorative coved ceiling. Tiled flooring with underfloor heating.

UTILITY ROOM

10' 10" x 6' 0" (3.315m x 1.833m)

Fitted base units, stainless steel sink and complementary work surfaces. Wall mounted gas central heating boiler. Marble effect high gloss tiled flooring. Tiled splashbacks. Underfloor heating. uPVC double glazed door to side.

SITTING ROOM

14' 3" x 13' 9" (4.352m x 4.205m) uPVC double glazed window to front with pleasant outlook. Underfloor heating. Decorative coved ceiling. Gas point for fire.

STUDY

14' 3" x 13' 3" (4.359m x 4.056m) uPVC double glazed window to front with pleasant outlook. Underfloor heating. Decorative coved ceiling.

WC

10' 9" x 3' 2" (3.290m x 0.986m) A modern suite to include low level WC with concealed cistern and vanity enclosed wash hand basin. Tiled splashbacks and flooring. Ladder radiator. uPVC double glazed window to side.

FIRST FLOOR

LANDING

A galleried landing with split staircase

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and stunning central chandelier. Doors to five double bedrooms. Airing cupboard. Radiator. Loft hatch with pull down ladder. Decorative coved ceiling. uPVC double glazed window to front.

MASTER BEDROOM

15' 3" x 14' 5" (4.656m x 4.404m) uPVC double glazed window to rear with lovely woodland views. Radiator. Doors to dressing room and en-suite.

ENSUITE BATHROOM

9' 10" x 6' 6" (3.017m x 2.006m) A stylish suite comprising vanity enclosed wash hand basin, low level WC with concealed cistern and panelled bath. Fitted shower cubicle with glass sliding screen and modern jet spa shower over. Ladder radiator. Fully tiled walls and floor. Spotlights and extractor fan. uPVC double glazed window to side.

DRESSING ROOM

8' 11" x 7' 1" (2.738m x 2.166m) Walk in dressing room with fitted shelving, mirror and two chests of drawers. Spotlights.

BEDROOM TWO

14' 7" x 14' 4" (4.457m x 4.377m) uPVC double glazed window to rear

with lovely views. Radiator. Door into;

ENSUITE TWO

0' 0" x 0' 0" x 0m) A luxury suite with fully tiled marble effect walls and floor. Vanity enclosed wash hand basin and low level WC with concealed cistern. Fitted double shower cubicle with glass sliding screen and modern jet spa shower over. Spotlights and extractor fan over. Ladder radiator. uPVC double glazed window to side.

BEDROOM THREE

14' 4" x 13' 4" (4.373m x 4.067m) uPVC double glazed window to front. Radiator.

BEDROOM FOUR

14' 3" x 10' 10" (4.361m x 3.321m) uPVC double glazed window to front. Radiator.

BEDROOM FIVE

14' 3" x 11' 11" (4.352m x 3.655m) uPVC double glazed window to rear with views. Radiator.

FAMILY BATHROOM

10' 11" x 7' 3" (3.340m x 2.234m) A beautiful bathroom suite to include vanity enclosed wash hand basin and low level WC with concealed cistern.

Panelled bath with shower attachment and fitted shower cubicle with glass sliding screen and jet spa shower over. Fully tiled walls and floor. Ladder radiator. Spotlights and extractor fan. uPVC double glazed window to side.

OUTSIDE

Rear garden mainly laid to lawn with paved patio area. Boundary fence to be discussed with prospective purchaser. Outside tap and lighting. Access to driveway.

GARAGE

A larger than average single garage with electric up and over door. Light and power.

ADDITIONAL INFORMATION

Side Garden - For Sale at an additional cost. This area is mainly laid to lawn with mature boundary hedging and trees. Development potential subject to necessary consent. To acquire this land with the sale of the house please ask a member of staff for further details. Price £100,000.



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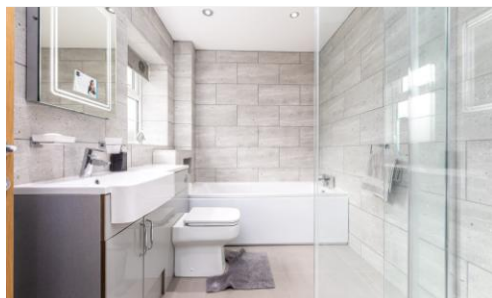
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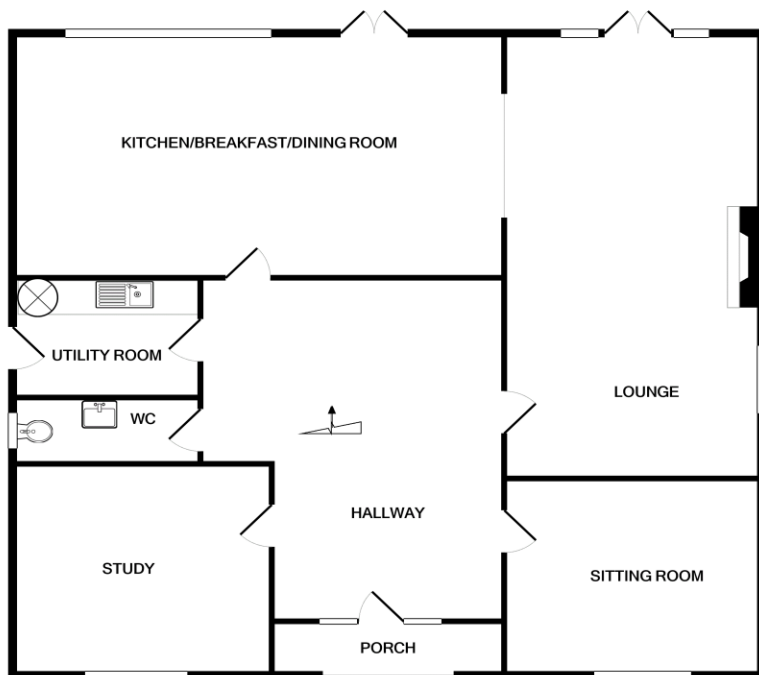


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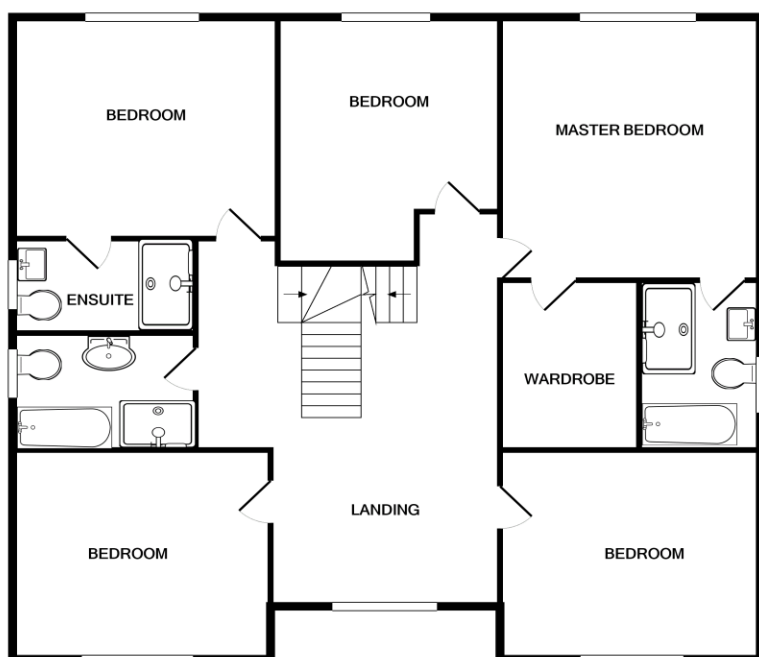
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FLOORPLANS



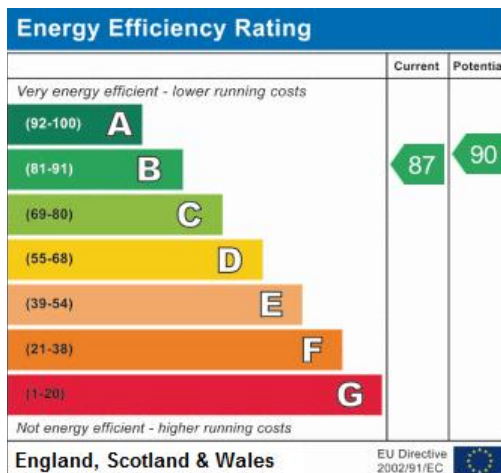
GROUND FLOOR
APPROX. FLOOR
AREA 1549 SQ.FT.
(143.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1507 SQ.FT.
(140.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3056 SQ.FT. (283.9 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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