



## Rhuddin Heol Pant-y-Gored, Creigiau

£595,000 Freehold

**\*\* CHARMING FOUR BEDROOM COTTAGE OF CHARACTER IN A DESIRABLE LOCATION \*\* LARGE GARDEN \*\*** A charming four bedroom detached cottage maintaining much charm and character, in an idyllic setting surrounded by woodlands and green fields but also being a short distance from Creigiau village amenities and transport links. Entrance Hall, lounge with feature fireplace and inset cast iron wood burner, neat fitted kitchen and breakfast room with beautiful 'Aga', dining and sitting room leading to the workshop/coal store. To the first floor are four bedrooms and a large family bathroom. Large lawned front garden with meadow style banks and central stream. Enjoying a picturesque setting. Driveway and garage. EPC Rating: tbc  
Council Tax band: G

Tenure: Freehold

## DESCRIPTION

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## LOCATION

The property is situated in the sought after semi-rural Creigiau area of Cardiff with good access links to the M4 motorway. Local amenities include a good primary school, doctors surgery and pharmacy, tennis, cricket, netball and archery clubs, also within walking distance to an 18 hole professional golf course. The village has a Tesco Express shop with Post Office, a public house and restaurant all within walking distance. There is also a regular bus service to and from the City Centre and the village is in the catchment area for Radyr Comprehensive school and Ysgol Gyfun Plasmawr.

## ENTRANCE

Approached via a newly fitted hard wood entrance door leading to the entrance. Opening to lounge and door to kitchen.

## LOUNGE

Dimensions: 19' 1" x 12' 2" (5.83m x 3.71m). A delightful reception with two windows to front. Large stone fireplace with inset cast iron multi fuel stove and wood beam above. Door with access to the garage. Wood flooring. Serving hatch to kitchen. Beautiful pine staircase to first floor. Stone steps still remain of the original staircase which is no longer in use.

## KITCHEN/BREAKFAST ROOM

Dimensions: 13' 5" x 11' 9" (4.11m x 3.59m). With hard wood units worktop to one side. Inset sink with side drainers to either side. Fitted 'Aga' with tiled splash back. Plumbing for washing machine. Two windows to side and one large window to front. Door to rear sitting/dining room.

## SITTING ROOM/DINING ROOM

Dimensions: 29' 11" x 9' 4" (9.14m x 2.87m). Large sitting or dining room with vaulted ceiling and windows to rear. Door and window to side. Door to workshop/coal store. Quality pine herringbone woodblock flooring.

## WORKSHOP/STORE COAL

Dimensions: 19' 1" x 7' 4" (5.83m x 2.26m). With workbench and large brick built coal bunker. Steps leading to the low level timber doors to side. Power and lighting.

## FIRST FLOOR

### LANDING

Approached via a Pine wood staircase leading to the long landing. Windows to rear.

### BEDROOM ONE

Dimensions: 13' 7" x 10' 11" (4.15m x 3.34m). With large window to front and additional window to rear, therefore enjoying a bright dual aspect, a good sized double bedroom. Wash hand basin.

### BEDROOM TWO

Dimensions: 10' 7" x 10' 5" (3.25m x 3.18m). Overlooking the beautiful lawned front garden and entrance approach, a second double bedroom.

### BEDROOM THREE

Dimensions: 10' 5" x 7' 11"(max) (3.19m x 2.42m). Overlooking the delightful garden. Built in cupboard with shelving.

### BEDROOM FOUR

Dimensions: 8' 8" x 7' 2" (2.65m x 2.19m). Aspect to rear. Built out airing cupboard housing the hot water cylinder.

### FAMILY BATHROOM

Dimensions: 11' 10" x 6' 0" (3.61m x 1.84m). A sizeable family bathroom comprising low level wc, wash hand basin, panelled bath with shower above. Wall tiling to splash back areas. Window to front.

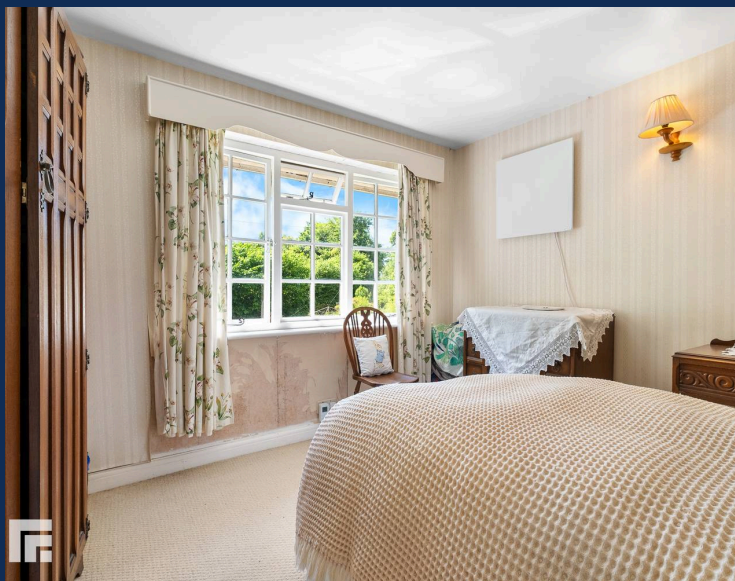
## OUTSIDE

### FRONT GARDEN

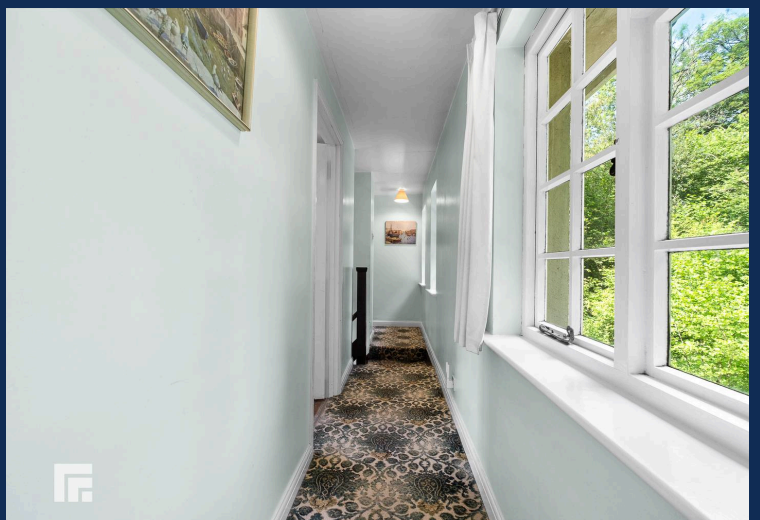
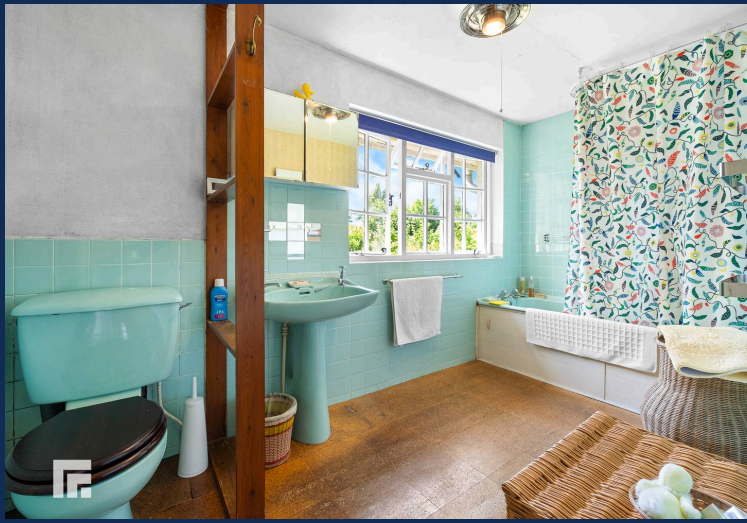
A large lawned front garden with natural meadow style banks inset with a variety of inset shrubs, plants and rose bush. A central stream runs through the garden offering a picturesque and tranquil setting. Vegetable and herb garden. Pathway running the length of the garden leading to the front garden timber entrance gate.

## GARAGE

Dimensions: 14' 3" x 12' 5" (4.35m x 3.80m). With double opening hardwood doors. Window to side. Access door to main residence. Power and lighting. Belfast style sink with hot and cold water feed.







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