



Clos Rhys Meurug, Creigiau Cardiff CF5 6GA

welcome to

Clos Rhys Meurug, Creigiau Cardiff

A substantial five-bedroom detached family home offering approximately 1,582 sq ft of accommodation, high-quality upgraded specification throughout. Featuring an impressive 28ft open-plan kitchen/family room, separate study, luxurious principal suite, detached garage-and-a-half, two-car driveway.



Entrance Hall

A welcoming entrance hall with a staircase rising to the first floor, radiator, and useful understairs storage. Providing practical space for coats and everyday belongings.

Wc

A useful ground floor cloakroom fitted with a low level WC and hand wash basin with tiled splashback. Additional features include an extractor fan and radiator.

Lounge

17' 2" Max x 11' 8" Max (5.23m Max x 3.56m Max)

A comfortable lounge featuring a window to the front and side aspect, two radiators. The room is centred around a feature water-vapour fireplace, creating an attractive focal point.

Kitchen/Diner

28' 1" Max x 10' 9" Max (8.56m Max x 3.28m Max)

A spacious open-plan kitchen and dining area. The kitchen is fitted with a range of wall and base units complemented by quartz worktops, incorporating a sink, oven, induction hob with extractor hood, integrated dishwasher, fridge freezer, and slimline wine cooler.

The room benefits from two sets of French doors opening onto the rear garden, along with a rear-facing window. Finished with spot lighting and two radiators, the space offers ample room for both dining and everyday living, with direct access to the utility room.

Utility Room

5' 11" Max x 5' 10" Max (1.80m Max x 1.78m Max)

Fitted with a quartz worktop and stainless steel sink. Plumbing for a washing machine, a concealed Ideal Logic gas central heating boiler, and a radiator. A door to the side offers convenient external access.

Study

9' 10" Max x 9' 4" Max (3.00m Max x 2.84m Max)

A versatile study with a front-facing aspect and radiator.

Landing

A central landing providing access to all first-floor rooms. The space benefits from a built-in linen storage cupboard for added practicality, along with access to the loft.

Bedroom One

14' 5" Max x 10' Max (4.39m Max x 3.05m Max)

featuring two front-facing windows that provide excellent natural light. The room benefits from a freestanding wardrobe with sliding mirrored doors, offering useful storage. Direct access to the en suite shower room. A radiator.

En Suite

8' 3" Max x 7' 5" Max (2.51m Max x 2.26m Max)

A well-appointed en suite comprising a low level WC, hand wash basin, panelled bath, and separate shower cubicle. The room is finished with tiled walls and benefits from an obscured side-facing window, extractor fan, and heated towel rail.

Bedroom Two

13' 4" Max x 9' 9" Max (4.06m Max x 2.97m Max)

A well-proportioned double bedroom with a front-facing aspect, allowing for good levels of natural light. The room benefits from a wardrobe with sliding mirrored doors, providing practical storage, and is completed by a radiator.

Bedroom Three

10' 9" Max x 8' 6" Max (3.28m Max x 2.59m Max)

A comfortable bedroom overlooking the rear garden and is completed by a radiator.

Bedroom Four

11' 10" Max x 10' 2" Max (3.61m Max x 3.10m Max)

A comfortable bedroom overlooking the rear garden and is completed by a radiator.

Bedroom Five

8' 6" Max x 6' 8" Max (2.59m Max x 2.03m Max)

A bedroom overlooking the rear garden and is completed by a radiator.

Bathroom

8' 2" Max x 8' 1" Max (2.49m Max x 2.46m Max)

A well-presented family bathroom fitted with a low level WC, hand wash basin, panelled bath, and a spacious shower cubicle with a Mira shower. The room is partly tiled and benefits from an obscured side-facing window, electric extractor fan, and heated towel rail.

Front Garden

A neatly maintained front garden, laid mainly to lawn, with a paved pathway leading to the entrance door.

Rear Garden

A low-maintenance rear garden. The space features a paved patio area alongside an artificial lawn. Additional benefits include outside lighting, an external tap, and timber gates offering access to both the side of the property and the rear driveway and garage.

Garage

A detached garage featuring an up-and-over access door, with power and lighting connected.

Driveway

Driveway with parking for two vehicles to the rear, leading to the detached garage.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Clos Rhys Meurug, Creigiau Cardiff

- Five-bedroom detached family home
- Sought-after Charles Church development
- Spacious open-plan kitchen/dining/family room
- Larger-than-average detached garage and driveway parking
- Low-maintenance rear garden with artificial lawn

Tenure: Freehold EPC Rating: B

Council Tax Band: G

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108312 - 0007

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029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk