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Ffordd Dinefwr, Creigiau Cardiff
offers in the region of £500,000

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About the property

A stylish detached four bedroom double fronted family house, built in 1985 by Messrs Bovis Homes, a reputable firm of national house builders, completed with a 10 year N H B C, and occupying a stunning position fronting a small select private close, comprising just three detached properties. This impressive property enjoys a truly enviable location, approached by a private lane off Ffordd Dinefwr, leading to a totally enclosed close, screened for maximum privacy, and positioned only a short walk to the popular village centre of Creigiau. The property also benefits a very large and lovely corner plot garden, the rear being 64 FT x 66 Ft, the front being 50 FT deep. The property benefits white PVC double glazed replacement windows, (2002), gas heating with panel radiators and a combi boiler (2014) british gas Care contract, a stunning PVC double glazed sun lounge conservatory, a stylish new fitted kitchen, installed in 2022, and a new ensuite shower room and a new downstairs cloak room both installed in 2016. The well planned and versatile living space comprises an entrance hall with a spindle balustrade staircase, a down stairs cloak room, a lounge (15'9 x 13'0), a formal dining room which leads into the sun lounge conservatory, a home office/snug (10'6 x 7'3)' The first floor comprises four bedrooms, and two bathrooms, one being ensuite.

Accommodation

Creigiau

This unique property fronts a quiet tranquil close off Ffordd Dinefwr, an established and popular residential road in the heart of the old village of Creigiau, a semi-rural location with great access to both Cardiff Pentrych and the M4. The property is located with Creigiau, a highly sought after Village located on the outskirts of North West of Cardiff.

Ground Floor

Entrance Porch

Open fronted pillared front porch with paved threshold and ornamental outside light.

Entrance Hall

White PVC double glazed part panelled front entrance door inset with pretty leaded coloured glass sealed double glazed windows, matching diamond leaded sealed double glazed side screen window, central hall with wood flooring, dado rail, radiator, coved ceiling, wide carpeted spindle balustrade single flight staircase with useful under stair storage cupboard leading to a gallery landing.

Downstairs Cloakroom

Modern white suite comprising W.C. and wall mounted Savoy wash hand basin with chrome mixer taps and retro ceramic tiled splashback, wood flooring, radiator, PVC double glazed obscure glass diamond leaded window to front. Approached from the hall via a white traditional style panel door.





Kitchen And Breakfast Room

16' 3" x 8' 4" (4.95m x 2.54m)

Beautifully fitted and installed in 2022 with a comprehensive range of modern stylish contemporary floor and eye level units with high gloss doors and gold effect handles beneath square nosed work surfaces incorporating white ceramic sink unit with gold effect mixer taps, vegetable cleaner and ceramic drainer, integrated four ring induction hob with glass splashback and retro tiled walls, Cooke & Lewis canopy style extractor hood with glass surround, integrated microwave, integrated fan assisted electric oven, integrated fridge freezer, integrated Beko dishwasher, under unit lighting, space with plumbing for a washing machine, soft closing doors and drawers with custom made cutlery compartments, deep pan drawers, retro ceramic tiled walls, diamond leaded PVC double glazed window with outlooks on to the select and private frontage close, coved ceiling, space for a breakfast table and chairs, stylish vertical radiator, white PVC double glazed part panelled obscure glass outer door with matching diamond leaded window opening on to the side and leading to the rear gardens. Large modern matching eye level unit housing a Potterton conventional gas central heating boiler. Approached from the hall via a white traditional style panel door with china handle.

Study / Snug/ Home Office



10' 6" x 7' 3" (3.20m x 2.21m)

Approached independently from the hall via a white traditional style panel door with china handle leading to a very versatile third/fourth reception room, equipped with a radiator and a pretty diamond leaded double glazed replacement window with outlooks across the deep front gardens, coved ceiling, dimmer switch.

Lounge

15' 9" x 13' (4.80m x 3.96m)

Approached independently from the entrance hall via a white traditional style panel door with china handle leading to a large principal reception room, inset with an imposing Minster fireplace with solid wood mantel and hearth, coved ceiling, dado rail, two radiators, white PVC double glazed diamond leaded French doors opening on to the large and impressive level private enclosed rear garden, further white PVC double glazed matching window with a rear garden aspect. Sliding double doors leading to.....

Dining Room

10' 4" x 8' 5" (3.15m x 2.57m)

A separate formal dining room with radiator and coved ceiling and an archway opening into.....

Sun Lounge Conservatory



12' x 8' 4" (3.66m x 2.54m)

Constructed with a cavity brick plinth outer wall, surmounted with white PVC double glazed windows with pretty coloured glass leaded upper lights, inset with white PVC double glazed French doors that open on to and overlook the rear gardens, all beneath a polycarbonate roof. Electric fan ceiling light, power points.

First Floor

Gallery Landing

Approached via a wide carpeted spindle balustrade single flight staircase leading to a spindle balustrade main landing with radiator, dado rail, white PVC replacement diamond leaded double glazed window with side aspect, access to the roof space via a modern drop down aluminium ladder. The roof space is insulated and chiefly boarded. Built-in airing cupboard housing a factory insulated copper hot water cylinder with electric immersion heater installed.

Master Bedroom One

11' 8" x 10' (3.56m x 3.05m)

Approached independently from the landing via a white traditional style panel door with china handle leading to a double size master bedroom, equipped



with a range of 2 ft deep built out wardrobes, pretty diamond leaded double glazed replacement PVC window with a pleasing rear garden outlook and further outlooks that extend across the surrounding areas of Ffordd Dinefwr and Parc Y Coed. Dado rail, coved ceiling, radiator.

Ensuite Shower Room

Modern white remodelled suite comprising shaped mounted wash hand basin with chrome mixer taps, pop-up waste and an extensive range of vanity units with pretty panel door fronts and china handles and laminate work surfaces. Slimline W.C., chrome vertical towel rail/radiator, fly shelf with spotlights, separate shower cubicle with modern Mira shower unit and clear glass shower door.

Bedroom Two

9' 10" x 10' 1" (3.00m x 3.07m)
 Approached independently from the landing via a white traditional style panel door with china handle, range of 2 ft deep additional built-in wardrobes with panel doors and china handles, white PVC replacement pretty diamond leaded light double glazed window with a pleasing elevated outlook across the rear gardens and over the surrounding area including Parc Y Coed and Ffordd Dinefwr. Radiator.



Bedroom Three

11' 6" x 8' 5" (3.51m x 2.57m)
 Approached independently from the first floor landing via a white traditional style panel door with china handle leading to an additional entrance recess space measuring 2' 4" x 3'. This third double size bedroom enjoys a dual aspect with two white PVC double glazed windows each with diamond leaded lights - one with a side garden aspect and one with a front garden aspect which extends in to a very select close comprising of just three houses. Radiator.

Bedroom Four

8' 10" x 7' 2" (2.69m x 2.18m)
 Approached independently from them first floor landing via a white traditional style panel door with china handle, this current bedroom is used as a work room, but is fully fitted as a bedroom with a range of panel fronted wardrobes including eye level storage units and a corner glass fronted cabinet. The room also benefits from a radiator and a pretty diamond leaded light replacement PVC double glazed window with an elevated outlook across the deep lawned frontage gardens and on to the select and private close which comprises of just three houses. Work station/dressing table with side drawers.

Family Bathroom



Wild sage suite with walls chiefly ceramic tiled comprising shaped panel bath with chrome hand grips and chrome taps with pop-up waste, Triton shower unit with rail and curtain over, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C., radiator, white replacement PVC double glazed diamond leaded obscure glass window to front, coved ceiling, wall bathroom light with shaver point. This room is also approached from the landing via a white traditional style panel door with china handle.

Outside

Front Garden

The front garden is completely level and laid to lawn beyond a paved front entrance terrace and path 50 ft in length and screened on one side by mature laurel trees to afford natural privacy and security.

Entrance Drive

Private off street vehicular entrance drive leading to.....

Semi Detached Garage

16' 10" x 12' 10" narrowing to 9' 4" (5.13m x 3.91m narrowing to 2.84m)



Double skin cavity brick and block built semi detached garage with electric power and light and modern up and over door.

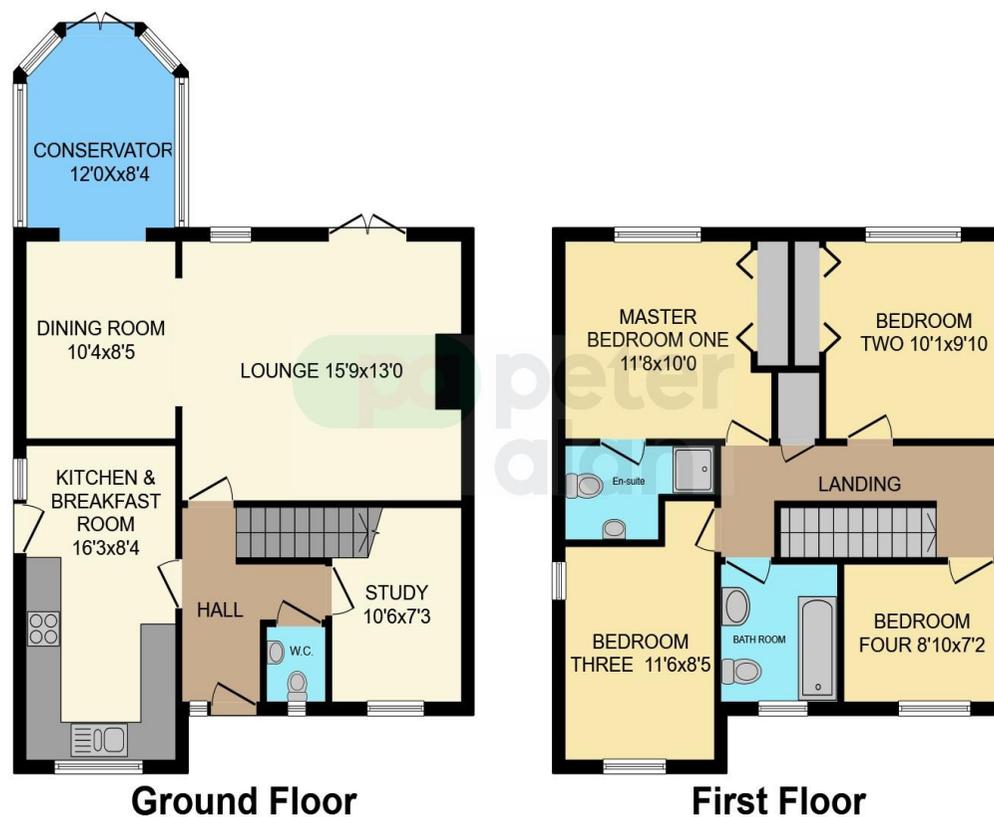
Rear Garden

The overall measurement from the front garden gate to the back rear fence is 64 ft and the width of the garden is 66 ft. The rear garden is a corner plot chiefly level comprising of two lawns edged with paved pathways and seating areas, fully enclosed by a combination of secure brick built boundary walls together with 6 ft timber fencing to afford natural degrees of privacy and security. The garden incorporates a side area which is wide and paved inset with a garden gate with additional fencing opening on to the individual cul-de-sac which comprises just three houses. Also within the rear garden is na further block paved sun terrace and an additional paved corner section housing a timber built shed with ample space behind for wheelie bins etc. There is an additional garden gate in the corner that provides direct access on to Ffordd Dinefwr and externally there is are two ornamental outside lights.



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