

Clos Llewellyn

CREIGIAU, CARDIFF, CF15 9JR

GUIDE PRICE £475,000

**Hern &
Crabtree**



Clos Llewellyn

No chain. Beautifully transformed throughout, this exceptional detached family home offers stylish, light-filled interiors and superb contemporary living throughout.

At the heart of the home is an impressive open-plan living space, designed for both everyday family life and entertaining. The high-specification kitchen features elegant granite worktops and flows seamlessly into a welcoming breakfast and sitting area. An orangery further enhances the living space, opening onto a beautifully landscaped rear garden and creating an abundance of natural light.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms.

Outside, the landscaped rear garden provides an attractive and private setting, complemented by ample storage. To the front, a driveway offers convenient off-street parking.

Situated within the peaceful cul-de-sac of Clos Llewellyn, the property enjoys a highly desirable village location, within easy walking distance of Creigiau Primary School and the amenities of Creigiau village.



Approx 1419.00 sq ft

Entrance

Storm Porch. Entered via pvc glazed door into the entrance hall.

Hallway

Coved ceiling. Stairs to the first floor. Radiator. Recess lights. Wooden flooring.

Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Heated towel rail. Tiled walls. Continuation of the wooden floor.

Open Plan Living Room/Kitchen and Diner

Dining Area with double glazed windows to the front. Radiator. Coved ceiling. Squared off archway into the living area. Two Sets of double glazed French doors to the rear. Electric fireplace with wooden mantle and surround. Breakfast bar with quartz worksurface. Understairs storage cupboard. Radiator.
The kitchen is fitted with wall and base units with quartz worktops. Stainless steel sink and etched drainer. Integrated gas hob and electric double oven and grill. Integrated washing machine, dishwasher, tumble dryer, fridge and freezer.. Tiled splashbacks. Recess lights. Coved ceiling. Radiator. Continuation of the wooden flooring. Lights under units.

Conservatory

Double glazed Skylight window and double glazed windows to the side and rear. Double glazed patio doors leading out to the side. Recess lights. Coved ceiling. Radiator.

FIRST FLOOR

Landing

Wooden banister. Coved ceiling. Loft access hatch. Large storage cupboard.

Bedroom One

Double glazed window to the front. Radiator. Coved ceiling. Recess lights. Built in mirrored wardrobes. Further loft access.

En-Suite

Obscure double glazed window to the front. Shower, w/c

and wash hand basin. Recess lights. Coved ceiling. Tiled walls. Heated towel rail. Laminate flooring.

Bedroom Two

Double glazed window to the front. Radiator. Recess lights. Built in wardrobe.

Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling. Recess lights. Built in wardrobe.

Bedroom Four

Double glazed window to the front. Radiator. Coved ceiling.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

OUTSIDE

Front

Driveway to the front. Small lawn area and hedge borders.

Rear Garden

Enclosed rear garden with wooden fence and hedges. Decked sitting area. Lawn area and a further decked area. Storage shed to the rear. Access to the side with a gate leading out to the front.

Tenure and Additional Information

We have been advised by the seller that the property is freehold and the council tax band is E.
EPC -

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to

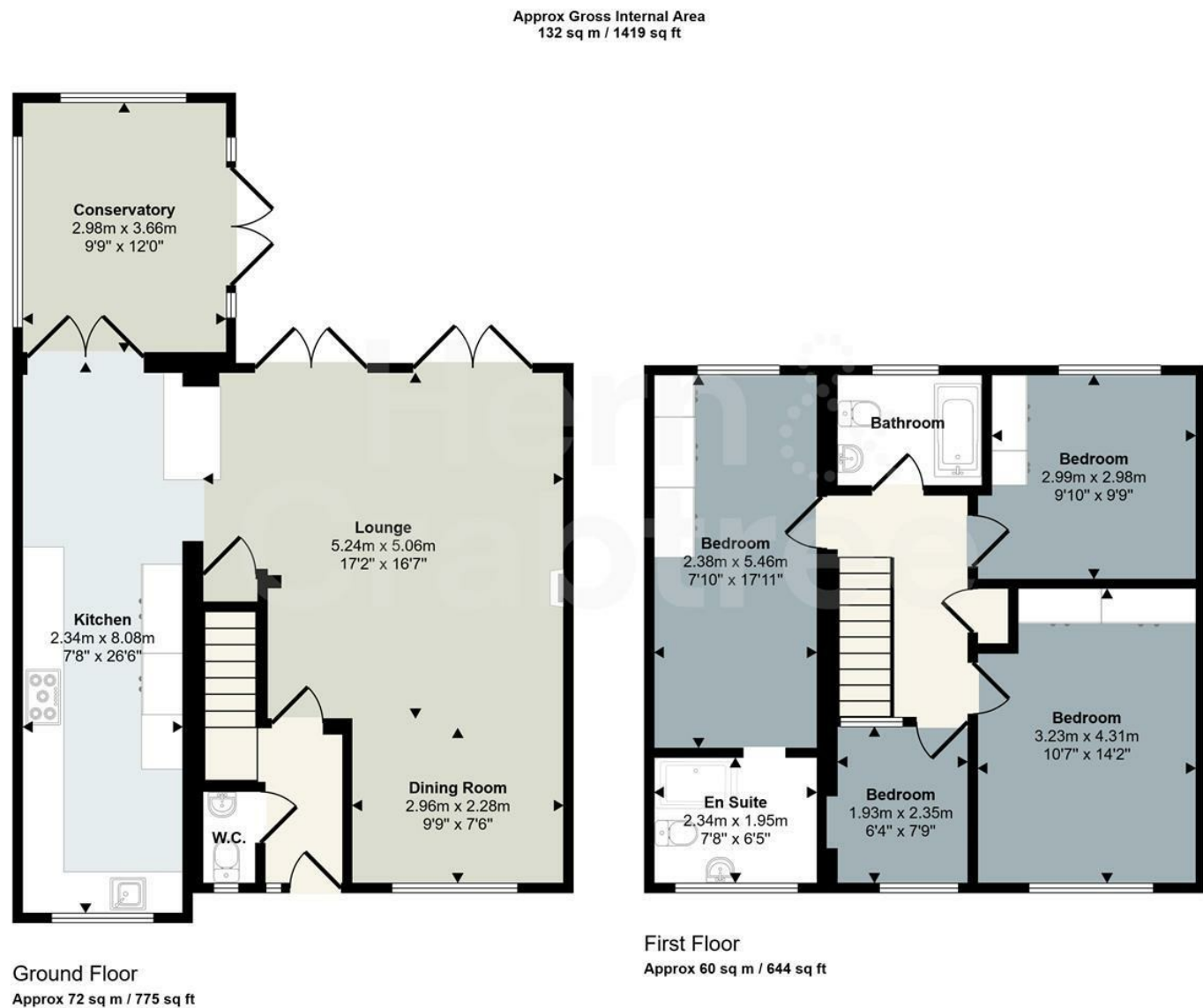
Council Tax Band: E

ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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