



1 STATION HOUSES
CREIGIAU
CARDIFF CF15 9NH

ASKING PRICE OF
£625,000



END OF TERRACE PROPERTY



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**** END OF TERRACE CHARMING PROPERTY ** FOUR BEDROOMS ** LARGE REAR GARDEN ** SOLAR PANELS ** A** unique, beautifully presented, end of terrace, traditional family home tucked away yet close to local amenities in the sought after area of Cregiau. Entrance porch, hallway, lounge, open plan kitchen/dining/family room, impressive utility room and shower room. To the first floor and two double bedrooms, dressing room, family bathroom and a further bedroom. To the second floor is a beautifully presented primary bedroom with wooden beams, ensuite shower room and balcony with countryside views. Large rear garden. Driveway. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,106 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Creigiau, a semi rural village close to Cardiff. Creigiau has a village shop as well as recreational facilities, a public house and golf club. It also has an excellent primary school and is within the catchment area for Radyr Comprehensive school and Ysgol Gyfun Plasmawr.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the large entrance hallway. Under stairs storage. Staircase to first floor. Original tiled flooring. Radiator.

LOUNGE

16' 4" x 14' 0" (into bay) (4.98m x 4.27m)
With large bay window to front, an excellent sized primary reception with tall coffered ceilings. Fireplace with inset cast iron wood burner. Laminate flooring. Radiator.

KITCHEN/DINING/FAMILY ROOM

30' 1" x 21' 3" (9.18m x 6.50m)
L shaped open plan kitchen/dining/Family Room. Appointed along three sides, modern high and low level cupboards beneath granite worktops, inset stainless steel sink with hose chrome mixer tap, integrated 5 ring ceramic hob and extractor hood, integrated oven and integrated grill, space for tumble dryer and space for fridge freezer. Ample space for dining room table. Opening leading to solid wood top breakfast bar and seating/sitting area. Electric fire with modern mantelpiece and hearth. Tiled flooring. Spotlights. Additional storage cupboard to side. Radiator and underfloor heating. Bi-fold doors opening onto a large patio area. Windows to side and rear. Double doors opening into utility room.

UTILITY ROOM

24' 8" x 10' 11" (overall) (7.54m x 3.35m)
An exceptionally spacious utility room with an abundance of worktops and storage units to lower and upper levels. Inset 2 bowl stainless steel sink with side drainer. Window to front and rear. Door to rear garden. Plumbing for washing machine. Space for timber dryer. Space for fridge. Two radiators. Door to shower room.

SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome shower above. Acrylic panelled to splash back areas. Obscured glass window to side. Chrome heated towel rail.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Large window to side.

BEDROOM TWO

13' 0" x 12' 1" (3.97m x 3.69m)
Enjoying open field views, a good sized second double bedroom. A range of wardrobes with sliding doors to one side. Radiator.

BEDROOM THREE

11' 0" x 10' 5" (3.37m x 3.18m)
Aspect to rear, a third double bedroom. Feature cast iron fireplace. Laminate flooring. Radiator.

BEDROOM FOUR

11' 7" x 8' 6" (3.54m x 2.60m)
Overlooking the large rear garden, a good sized fourth bedroom. Laminate flooring. Radiator.

DRESSING ROOM

9' 1" x 6' 10" (2.77m x 2.10m)
With aspect to side. Space for wardrobes to one side. Staircase to second floor. Radiator.



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FAMILY BATHROOM

7' 3" x 6' 8" (2.22m x 2.04m)

Quality white suite comprising low level wc, vanity wash basin with storage below, large corner bath with 'Triton' shower above and swivel glass shower screen. Extractor fan. Obscured glass window to side. Full wall tiling. Chrome heated towel rail.

SECOND FLOOR

BEDROOM ONE

21' 5" x 14' 3" (6.53m x 4.35m)

A spacious primary suite with exposed brick feature to one wall and solid oak ceiling beams. Two wooden Velux windows. Built in storage cupboard. Double French doors opening onto balcony with black balustrade. Radiator. Door to en-suite.

ENSUITE

7' 3" x 6' 3" (2.21m x 1.92m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Shower cubicle with dual headed chrome shower, tiled splash back and glass shower door. Shaving point. Extractor fan. Wall tiling. Chrome heated towel rail. Wooden Velux window to rear.

OUTSIDE

REAR GARDEN

A sizeable rear garden with large poured concrete patio leading onto large areas of lawn with a variety of inset plans shrubs and trees. Hedgerow to side boundary. Storage sheds throughout. Outside tap. Outside lighting. Access to side.

FRONT AND SIDE GARDEN

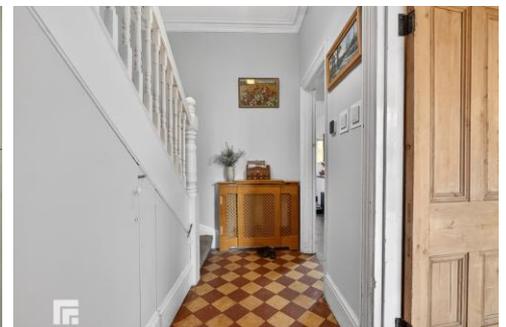
With paved patio to front. Paved pathway to front door. Parking space to side.



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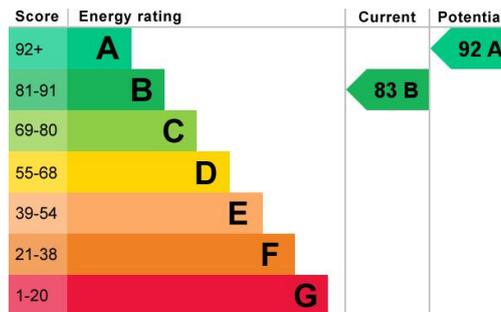


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TOTAL FLOOR AREA: 2106 sq.ft. (195.6 sq.m.) approx.

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