



The Meadows Cardiff Road, Creigiau

£675,000 Freehold

Stunning family home backing on to countryside. An exceptional four double bedroom detached family home situated off Cardiff Road in Creigiau backing on to beautiful countryside. The immaculate accommodation briefly comprises; entrance hallway, cloakroom, lounge, sitting room, kitchen and dining room. To the first floor there are four bedrooms, of which the master bedroom has an en-suite, separate family bathroom with shower. Gas central heating. Large rear garden with porcelain patios areas with stunning meadow views. Driveway leading to integral garage. EPC Rating D.

Council Tax band: H

Tenure: Freehold

Hallway

Entered via uPVC obscure double glazed door, with feature window above to a spacious central hallway. Radiator. Stairs to first floor. Understairs cupboard with integral door to garage. Doors to lounge, sitting room and wc. Engineered oak flooring.

Cloakroom

6' 3" x 3' 8" (1.91m x 1.12m)

uPVC obscure double glazed window to side. Radiator. Low level wc. Wall mounted wash hand basin with tiled splashback. Engineered oak flooring.

Lounge

16' 11" x 12' 1" (5.16m x 3.69m)

A spacious and light front living room with uPVC double glazed bay window to front. Feature fireplace with inset gas fire. Radiator.

Sitting room

18' 3" x 12' 2" (5.55m x 3.70m)

uPVC double glazed sliding doors to rear garden. Fitted multi fuel woodburner. Radiator. Open to kitchen.

Kitchen

18' 9" x 8' 6" (5.72m x 2.58m)

A modern fitted kitchen with a range of base and eye level units incorporating a ceramic 1.5 bowl sink unit with side drainer and mixer tap under granite work surfaces. Fitted Rangemaster gas and electric oven with extractor hood over. Fitted microwave. Integrated dishwasher. Fitted American fridge/freezer. Engineered oak flooring. Spotlights. Open to conservatory.

Dining Room

12' 7" x 10' 10" (3.83m x 3.31m)

uPVC double glazed windows to side and rear, with uPVC double glazed french patio doors giving access to the rear garden. Radiator. Engineered oak flooring.

First Floor Landing

Quarter turning staircase with glass and oak banister leading to a spacious central landing area. Doors to all rooms. Doors to airing cupboard. Loft access.

Bedroom One

17' 6" x 9' 8" (5.34m x 2.94m)

uPVC double glazed window to front overlooking the green. Fitted wardrobes. Radiator. Door to en-suite.

Ensuite

9' 6" x 8' 6" (2.90m x 2.59m)

A luxurious suite comprising of low level wc, wall mounted wash hand basin with chrome mixer tap and ample storage below, free standing bath with freestanding chrome tap and hand held shower head, shower cubicle with rainwater shower head over. Recessed spotlights. Tiled flooring and splash backs. Chrome heated towel rail. uPVC double glazed obscured glass window to rear.

Bedroom Two

16' 11" x 12' 2" (5.16m x 3.70m)

uPVC double glazed window to front with beautiful views. Fitted wardrobes. Radiator.

Bedroom Three

12' 4" x 12' 1" (3.75m x 3.69m)

uPVC double glazed window to rear with stunning field views. Fitted wardrobes. Radiator.

Bedroom Four

8' 9" x 9' 6" (2.67m x 2.90m)

uPVC double glazed window to front with views. Radiator.

Family Bathroom

8' 8" x 7' 9" (2.65m x 2.35m)

A modern bathroom comprising of low level WC, pedestal wash hand basin with chrome mixer tap and walk-in shower with glass screen. Tiled flooring and splashbacks. Recessed spotlights. uPVC double glazed obscured glass window to rear. Radiator.

Additional information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Delightful landscaped gardens with porcelain patio area leading to an area of lawn. Gated side access. Boundary fence and mature hedging with shrub borders. Lower garden level laid with stone chippings, feature railway sleepers and porcelain patio area with pergola. Garden shed. Views over the stunning meadow behind. Bench to stay.

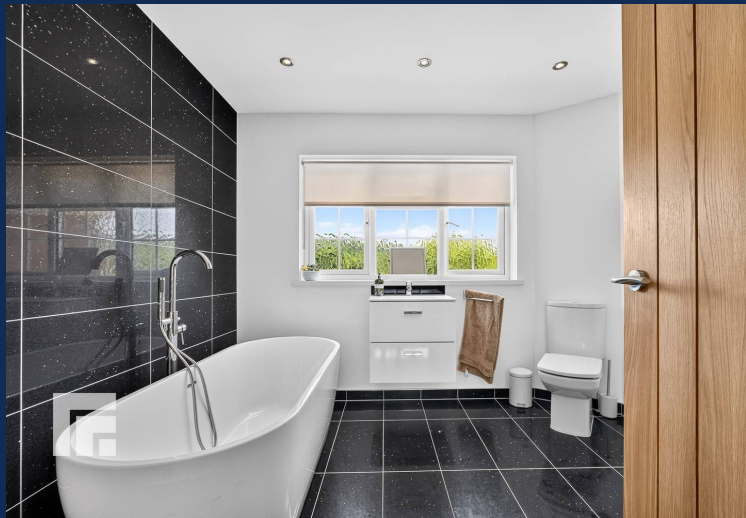
FRONT GARDEN

Stone steps leading to the front door. Laid to lawn with mature hedgerow borders. Access to rear garden via side gate.

DRIVEWAY

2 Parking Spaces

Driveway to side.





RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK