



Maes Y Coed, Creigiau

£600,000 Freehold

Stunning family home backing on to beautiful woodland. An exceptional five double bedroom semi-detached family home situated off Cardiff Road in Creigiau backing on to beautiful mature woodland. The immaculate accommodation briefly comprises; entrance hallway, lounge, sitting room, dining room, kitchen/breakfast room. To the first floor there are five bedrooms, two en-suites to bedrooms one and two, separate family bathroom. Gas central heating. Large rear garden with sandstone patio area and large lawn area. Large driveway leading to single garage. EPC Rating D.

Council Tax band: G

Tenure: Freehold

Entrance hallway

Approached via upvc double glazed door leading to entrance hallway. Window to side. Original tiled flooring. Doors to all rooms. Radiator. Easy Riding stairs with original banister. Recessed spotlights.

Lounge

20' 6" x 11' 5" (6.24m x 3.48m)

An excellent sized lounge with triple aspect windows, Two to side, one to rear, and double French doors leading to rear garden. Feature gas fireplace. Two radiators.

Sitting room

14' 6" x 11' 8" (4.42m x 3.56m)

A bright sitting room with bay window overlooking the front entrance approach. Built in log burner with decorative wooden beam above. Radiator.

Dining room

13' 0" x 10' 11" (3.96m x 3.33m)

Upvc double glazed French door with surrounding windows leading to front garden patio area. Original feature fireplace. Radiator.

Kitchen/ Breakfast room

22' 9" x 10' 8" (6.93m x 3.24m)

A beautifully presented spacious kitchen / diner. Well appointed along two sides a beautiful range of eye level shaker style wall units with light front finish and low level units with darker panelled fronts below laminate work surfaces. Colourful tiled splash black. 1.5 bowl stainless steel sink with side drainer and mixer taps. Built in Rayburn range cooker. Plumbing and recess for appliances. Double glazed French doors to rear. Tiled flooring. Radiator.

First floor landing

Approached via easy rising stair case to first floor. Doors to all rooms. Airing cupboard. Velux window. Loft access. Radiator.

Bedroom one

15' 4" x 11' 7" (4.68m x 3.52m)

Bedroom one - 4.68 x 3.52 An excellent sized primary bedroom with double glazed bay window overlooking the front entrance approach and door to en-suite. Radiator.

First En-suite

8' 4" x 3' 9" (2.54m x 1.14m)

A white suite comprising of Low level WC, pedestal wash hand basin with mixer taps, enclosed shower cubicle with chrome shower head and glass door.

Bedroom two

7' 6" x 6' 5" (2.29m x 1.95m)

Another beautifully presented second double bedroom with en-suite. Double glazed window to front. Radiator.

Second En-suite

7' 6" x 6' 5" (2.29m x 1.95m)

A white suite comprising of low level wc, pedestal wash hand basin, paneled bath with chrome shower head above and tiled splash back. Half tiled walls. Obscured glass window to side.

Bedroom three

11' 0" x 10' 11" (3.35m x 3.33m)

A well presented third bedroom with space for a double bed. Double glazed window to rear. Radiator

Bedroom four

11' 7" x 9' 2" (3.54m x 2.80m)

A good sized fourth bedroom with double glazed window to the rear. Radiator

Bedroom five

11' 5" x 8' 11" (3.49m x 2.72m)

A fifth bedroom/ study room with double glazed double aspect to the side. Radiator

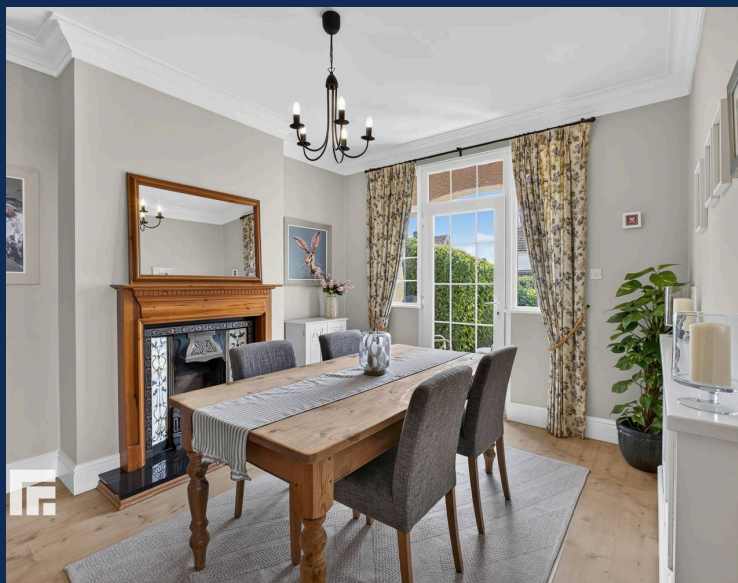
Family bathroom

7' 4" x 7' 1" (2.24m x 2.16m)

A white suite comprising of low level wc, pedestal wash hand basin with chrome taps and vanity mirror above. Panelled bath with chrome shower head above and folding glass screen, fully tiled splash back. Half tiled walls. Velux window.

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

A beautifully presented spacious garden enclosed via mature hedges and stone walls. A large area of sandstone patio leading to a large area of lawn boarded by decorative slate chippings to one side. Access to garage. Garden shed. Electric points. Outside tap.

FRONT GARDEN

Keyblock driveway with parking for four cars leading to the single garage. An area of lawn surrounded by mature hedges and stone wall. Patio area with seating.

GARAGE

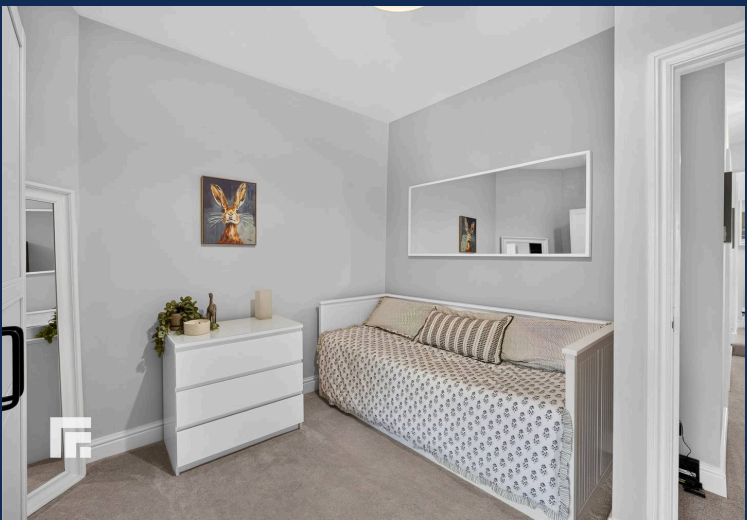
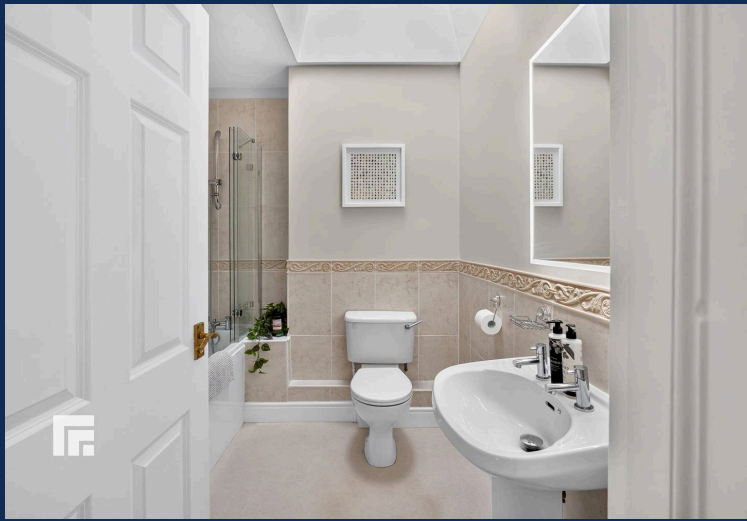
Single Garage

Power and lighting. Electric garage door.

DRIVEWAY

1 Parking Space

Space for up to Four cars.



RADYR 029 2084 2124

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