



3 Station Houses, Creigiau

£525,000 Freehold

**** EXTENDED FOUR BEDROOM HOME IN STUNNING LOCATION ** APPROX 1,500 SQ.FT ** GARDEN ROOM **** A fantastic, deceptively spacious four bedroom mid terraced property set in an idyllic location amongst countryside and woodland in the popular village of Creigiau. The accommodation briefly comprises: entrance hallway, lounge/dining room and kitchen/breakfast room. To the first floor are three bedrooms and the family bathroom. On the second floor is the master bedroom with en-suite/wet room. Outside there is an enclosed courtyard to the front and well presented garden to rear with summer house/office. Oil fired heating. On street parking to front. Double Garage. EPC Rating: E

Council Tax band: F

Tenure: Freehold

ENTRANCE HALLWAY

Approached via a wood paneled entrance door leading to the spacious entrance hallway. Staircase to first floor with newel post and spindle banister. Original tiled flooring. Under stairs storage cupboard with lighting. Radiator.

LOUNGE AND DINER

24' 8" x 13' 1" (7.52m x 3.99m)

An excellent sized primary reception with two feature fireplaces one with tiled hearth and other with inset 'Chilli Penguin' cast iron wood burner with tiled hearth and wooden surround. Sash cord windows to front and rear. Two radiators.

KITCHEN AND BREAKFAST ROOM

20' 8" x 10' 6" (6.31m x 3.19m)

Well appointed along four sides in grey finish panelled fronts beneath solid wood worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Integrated dishwasher. Integrated two low level fridges and one freezer. Ample space for large family breakfast table. Two windows to side. Two windows to rear pitch. Travertine style tiled flooring. French doors to the rear garden. Radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the first floor landing. Additional staircase to second floor.

BEDROOM TWO

13' 1" x 10' 4" (4.00m x 3.16m)

With sash cord windows to front, enjoying views of the field, a good sized double bedroom. Feature Victorian style fireplace with tiled hearth. Radiator.

BEDROOM THREE

11' 1" x 11' 1" (3.39m x 3.37m)

With sash cord window to rear, a third double bedroom. Feature fireplace. Radiator.

BEDROOM FOUR

9' 9" x 6' 9" (2.96m x 2.07m)

Overlooking the entrance approach and green beyond. Radiator.

FAMILY BATHROOM

10' 0" x 8' 6" (3.06m x 2.60m)

A good sized family bathroom with white suite comprising low level wc, twin wash hand basins with storage below, exceptionally large bath with shower above and glass swivel shower screen. Feature Victorian style fireplace. Heated towel rail. Tiled splash back. Window to rear.

SECOND FLOOR LANDING

Approached via a quarter turning staircase leading to the second floor. Door to bedroom one. Velux window to rear pitch.

BEDROOM ONE

15' 5" x 15' 0" (4.71m x 4.56m)

Bedroom one 4.71 x 4.56 With four velux windows to the front pitch, an excellent sized primary bedroom. Large eaves storage cupboard. Additional built in wardrobe. Radiator. Opening to the ensuite.

ENSUITE WET ROOM

8' 3" x 4' 6" (2.51m x 1.37m)

White suite comprising low level wc, wash hand basin, 'Mira' shower. Fully mosaic tiled flooring. Recessed spotlights. Velux window to side pitch. Chrome heated towel rail.

GARDEN ROOM

11' 2" x 6' 0" (3.41m x 1.83m)

With french doors and double glazed windows looking onto the rear garden. Tiled flooring. Recessed spotlights. Power points.





REAR GARDEN

Good size garden with garden room

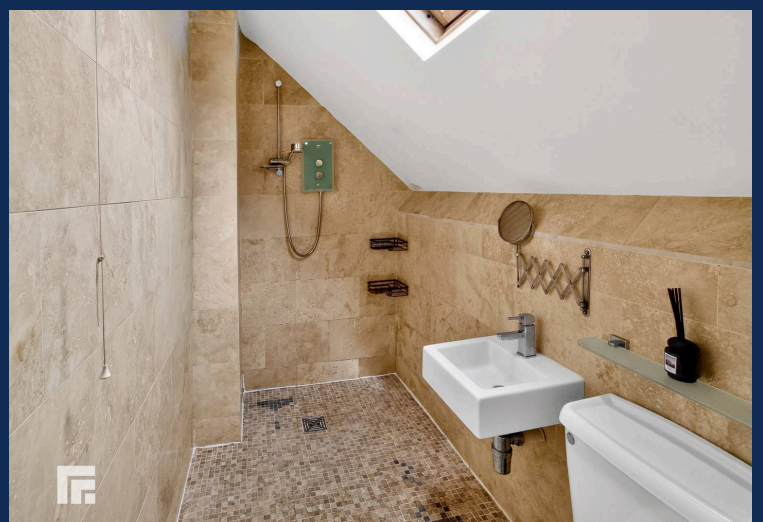
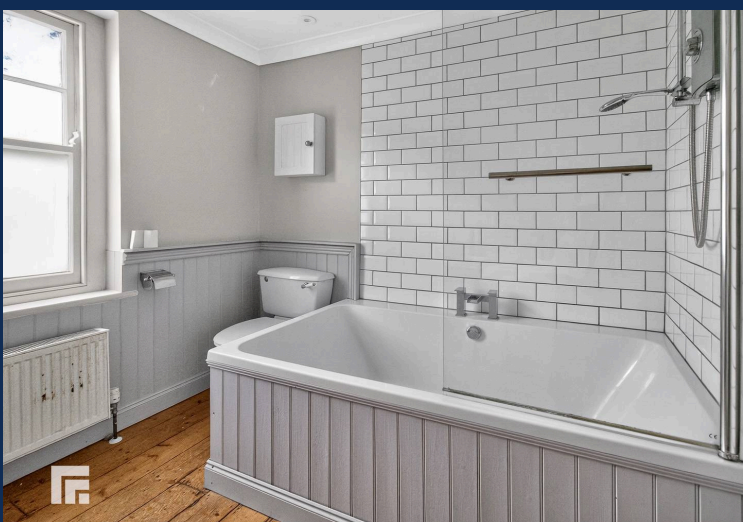
REAR GARDEN

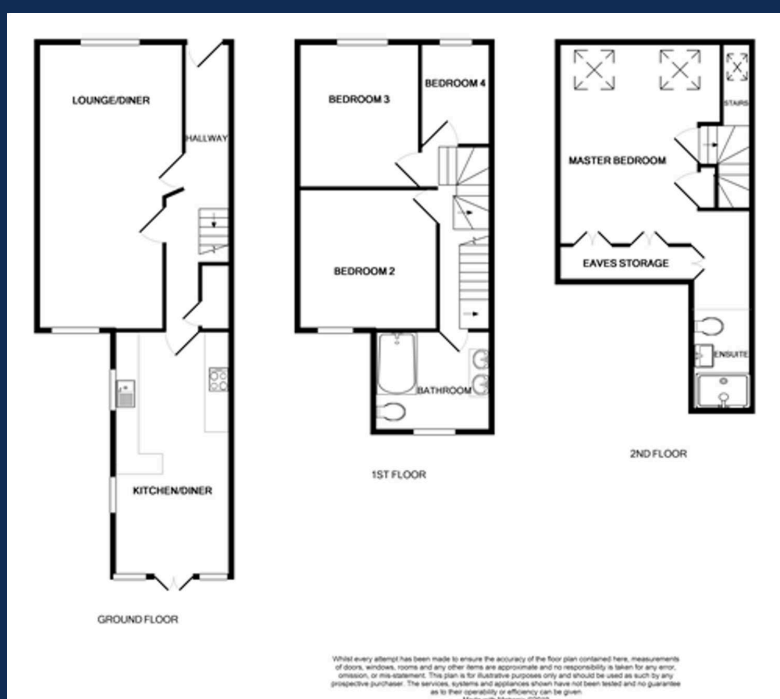
A long rear garden with paved patio leading onto an area of lawn with borders of plants, shrubs and maturing trees. Rear slate style patio. Doors to the garden room. Door to the garage. To the side of the property is a log store and oil fired boiler.

DOUBLE GARAGE

1 Parking Space

Originally stables. Light and power. Two garage doors to rear lane and oil store. 5.19 x 5.08





RADYR 029 2084 2124

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



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