





8 Maes Y Gollen, Creigiau

£925,000 Freehold

An exceptionally spacious and beautifully presented four double bedroom executive family home in a select and quiet close of similar properties. Large entrance porch through to a spacious hallway, cloakroom, lounge with bi folds doors to garden, study and an impressive extended kitchen/dining and family room with integrated appliances and large island with worktop breakfast bar. To the first floor are four double bedrooms, ensuite shower room to bedroom one with walk in wardrobe, ensuite shower room to bedroom two, and a separate family bathroom. Gas central heating, double glazing. Beautiful landscaped rear garden, driveway to front and double garage. EPC Rating: C

Council Tax band: H

Tenure: Freehold

Porch
8' 3" x 7' 6" (2.51m x 2.28m)
Entered via a modern composite door with side windows, a welcoming entrance. Modern vertical radiator. 'Amtico' flooring. Two stained glass windows through to hallway. Double glass panelled doors into hallway.

Hallway
Vaulted ceiling with 'Velux' window. Built in understairs storage cupboard. Continuation of 'Amtico' flooring. Two radiators. Full turning staircase with painted wooden spindles to first floor. Stained glass window to side. Doors to all rooms. Door into double garage.

Lounge
18' 8" x 17' 8" (5.69m x 5.39m)
A spacious family lounge. Gas fire with stone mantlepiece and hearth. Two radiators. Stained glass window to side. Decorative coving and ceiling panelling. Bi fold doors to rear.

Kitchen/Dining/Family Room
26' 10" x 21' 6" (8.19m x 6.56m)
A impressive, extended open plan kitchen/family/dining room. Appointed along one side with large ventral breakfast bar; eye and low level cupboards beneath marble work surfaces, integrated 'AEG' four ring induction hob with single gas burner, two integrated 'AEG' ovens, integrated fridge and integrated wine fridge. Large breakfast bar with matching cupboards and marbles work surfaces, seating for four to five stools, stainless steel inset 1.5 bowl sink with chrome mixer tap with hot water function, integrated 'Miele' dishwasher and integrated freezer. Ample space for seating and dining room table. Built in cupboard and shelving to one side. Wood burning stove. Underfloor heating to family/dining area. 'Amtico' flooring. Spotlights. Two Velux windows. Aluminium framed bespoke window and bi fold doors opening into the enclosed rear garden.

Study
10' 7" x 8' 6" (3.22m x 2.60m)
Currently being used as a study, a versatile space. Radiator. UPVC window to front.

Cloakroom
5' 3" x 4' 1" (1.61m x 1.25m)
Traditional style white suite; low level WC and pedestal wash hand basin with black twin taps. Tiled walls. Patterned tiled flooring. Obscured glass window to front.

First Floor Landing
Approached via a full turning staircase with stain glass window to half landing, leading to the spacious galleries landing. Velux window to side pitch.

Bedroom One
18' 3" x 18' 1" (5.56m x 5.50m)
An exceptionally spacious primary bedroom with folding doors opening to the glass framed Juliet balcony. A range of fitted wardrobes to one side with sliding mirror doors. Two radiators. Door to walk in wardrobe and door to ensuite.

Walk in Wardrobe
8' 8" x 6' 9" (2.65m x 2.05m)
Overlooking the entrance approach, a range of fitted furniture to two sides including wardrobes and drawers.

Ensuite Shower Room One
8' 7" x 6' 10" (2.62m x 2.09m)
A sizeable ensuite with quality white suite comprising low level wc, vanity wash basin with storage below, walk in wet room style shower cubicle with twin head chrome shower above. Full marble effect tiled floors and walls. Obscured glass window. Recessed spot lights. Extractor fan. Chrome heated towel rail.

Bedroom Two
18' 8" x 13' 8" (5.68m x 4.17m)
An excellent sized bedroom with two windows to side. Quality LVT flooring. A range of fitted wardrobes to one side. Radiator. Door to ensuite.

Ensuite Shower Room Two
862' 10" x 6' 8" (263.00m x 2.02m)
Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Full wall tiling. Quality LVT flooring. Extractor fan. Column radiator with towel rail.

Bedroom Three
13' 6" x 10' 4" (4.12m x 3.14m)
Aspect to rear, a further double bedroom. Fitted wardrobes to one side with mirror fronted sliding doors. Quality LVT flooring. Radiator.

Bedroom Four
11' 8" x 9' 11" (3.55m x 3.01m)
Aspect to rear, a fourth double bedroom. Radiator.

Family Bathroom And Shower Room
8' 2" x 7' 5" (2.48m x 2.27m)
Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with twin chrome shower heads, freestanding bath with central taps and shower mixer. Full wall and floor tiling. Obscured glass window. Extractor fan. Recessed spot lights. Chrome heated towel rail.

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

Enclosed by a timber fence and mature trees and hedges, a beautifully landscaped, private, rear garden. Porcelain tiled, paved patio with wooden pergola. Built in planters with steps leading down to a large well manicured lawn. Timber shed. Outside tap and outside power sockets. Steps to side leading to timber gate for side access.

FRONT GARDEN

Black cast iron gate. Porcelain tiled patio with side area laid with decorative stones. Log store. Outside light. Electric car charger. Timber gate to side for access to rear. Stone wall border.

DRIVEWAY

4 Parking Spaces

Block paved driveway with parking for up to four vehicles. Outside hot and cold taps.

DOUBLE GARAGE

1 Parking Space

5.70 x 5.45 Integral double garage with electric up and over access door. Power and lighting. Utility space to one side with units and worktop. Inset sink. Plumbing for washing machine and space for timber dryer. Additional door to side. Door to main residence.











GROUND FLOOR
1695 sq.ft. (157.5 sq.m.) approx.

1ST FLOOR
1312 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA : 3006 sq.ft. (279.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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