

Cardiff Road

CREIGIAU, CARDIFF, CF15 9NL

GUIDE PRICE £800,000

**Hern &
Crabtree**



Cardiff Road

Set back on a fantastic-sized plot with generous front and rear gardens, this exceptional detached family home is located in the highly sought-after semi-rural village of Creigiau. The property has been thoughtfully extended by the current owners and is presented to a high standard throughout, offering a spacious and versatile layout that's ready for the next family to move straight in.

The ground floor accommodation comprises a welcoming porch leading into a spacious entrance hall, a comfortable lounge, a separate study/sitting room and a modern downstairs shower room. There is dining room with stylish bi-folding doors opening onto the rear garden, creating a seamless indoor-outdoor living experience. This space flows beautifully into a high-specification fitted kitchen and an additional sitting area, as well as a practical utility room.

Upstairs, a spacious landing provides access to four well-proportioned bedrooms, a family bathroom, and a separate shower room, making this home ideal for a growing family. Further more there are stairs rising to two further rooms in the loft that have versatile use.

Brynheulog is ideally positioned in Creigiau, a popular village that offers a range of amenities including a public house, restaurant, primary school, post office, Tesco Express, golf club, and a recreational park. The area is well-served by both primary and secondary schools and benefits from excellent transport links to the M4 motorway, making it a convenient choice for commuters.

This is a rare opportunity to acquire a beautifully presented family home in a desirable location, offered with no onward chain.



2495.00 sq ft

Entrance Porch

Entered via a composite door to the front into the hallway. Oak effect Laminate flooring. Radiator.

Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Heated towel rail. Tiled floor.

Hallway

Built in storage cupboard. Coved ceiling. Parquet flooring. Understairs storage cupboard. Radiator.

Lounge

Double glazed windows to the front. Radiator. Parquet flooring. Coved ceiling. Fireplace with marble surround and tiled hearth.

Study/Sitting Room

Double glazed window to the front. Coved ceiling. Radiator. Parquet flooring. Built in storage. Door leading to a downstairs shower room.

Shower Room

Obscure double glazed window to the side. Walk in shower with tiled walls, w/c and wash hand basin. Heated towel rail. Tiled floor.

Dining Room

Squared off archway to the kitchen. and utility area. Double glazed Bi fold doors to the rear. Coved ceiling, Parquet flooring. Radiator.

Kitchen / Diner

Coved ceiling. Tiled floor. Double glazed Bi fold doors to the rear. The kitchen is fitted with wall and base units with worktops. Island. Five ring induction hob. Integrated microwave oven and oven and grill. Integrated dishwasher, fridge and freezer. Stainless steel sink and drainer. Tiled floor. Radiator.

Dining Area. Coved ceiling. Double glazed windows to the side and Bi fold doors to the rear. Radiator.

Utility

Obscure glazed door leading out to the rear. Wall and base unit with laminate work surface. Condenser boiler. Space and plumbing for a washing machine and tumble dryer. Tiled floor.

FIRST FLOOR

Landing

Double glazed window to the front. Radiator. Wooden bannister. Stairs to the second floor. Radiator. Storage cupboard.

Bedroom One

Double glazed windows to the front. Radiator. Coved ceiling.

Bedroom Two

Double glazed window to the front. Radiator. Coved ceiling.

Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling.

Bedroom Four

Double glazed window to the rear. Radiator. Coved ceiling.

Shower Room

Obscure double glazed window to the rear. Walk in shower. Tiled walls and floor. Heated towel rail.

Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

SECOND FLOOR

Landing

Loft Room 1

Double glazed Sky light window to the rear. Storage into the eaves.

Loft Room 2

Double glazed Skylight window to the rear. Storage into the eaves.

OUTSIDE

Rear Garden

Enclosed rear garden with wooden fencing and hedges. Large paved sitting area and large lawn area. Flower beds, shrubs and tree and a further lawn area. Hot and Cold water taps. Greenhouse and Summer house. Shed to the side. Power points.

Front Garden

Large driveway for parking upto four vehicles. Hedge borders.

Additional Information

EPC - C

Council Tax - H

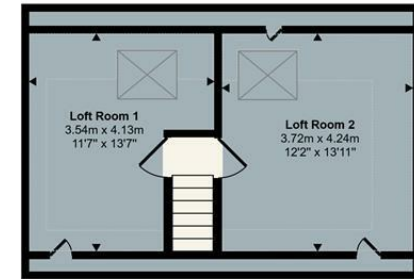
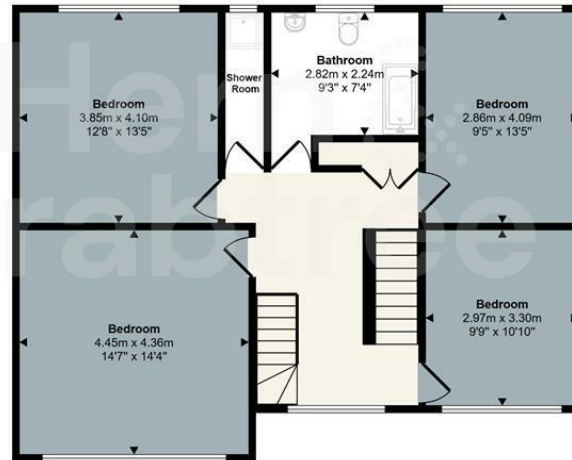
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Approx Gross Internal Area
232 sq m / 2495 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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