

Dol Y Felin

CREIGIAU, CARDIFF, CF15 9SN

£485,000

Hern &
Crabtree



Dol Y Felin

Situated in a peaceful and sought-after corner position within the tranquil area of Creigiau, this wonderful four-bedroom detached home has been thoughtfully transformed by an impressive two-storey rear extension, creating a spacious and well-balanced family home.

At the heart of the property is a fantastic open-plan kitchen, dining and sitting area, providing the perfect space for modern family living and entertaining. French doors open out onto the flat, beautifully maintained rear garden, seamlessly connecting the indoor and outdoor living spaces.

The ground floor further benefits from a welcoming front lounge, a versatile study or playroom, a separate utility room and a convenient cloakroom.

To the first floor are four generous double bedrooms, including a principal bedroom with en-suite facilities, alongside a spacious four-piece family bathroom.

Externally, the property offers off-street parking to the front with an electric car charging point, while the good-sized rear garden provides an attractive and well-maintained outdoor space for families to enjoy.

Dol Y Felin is perfectly situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.



Approx 1558.00 sq ft

Council Tax Band: F

Entrance Hall

Entered via a pvc front door, stairs to the first floor, wooden floors.

Living Room

Double glazed square bay window to the front, coved ceiling, vertical radiator.

Study/Play Room

Double glazed window to the front, radiator, recess lights, storage cupboard, wooden floors.

Kitchen

Double glazed window to the side, fitted with a range of wall and base units with worktop over, stainless steel sink, a five ring gas hob with integrated oven and separate grill, integrated dishwasher, space for fridge, integrated microwave, recess lights, radiator, wooden floor.

Dining Room

Double glazed patio doors to the rear, radiators, recess lights, wooden floor.

Utility

Double glazed patio doors to the rear, double glazed window to the rear, worktop, boiler, access to loft space, radiator, tiled floor.

Cloakroom

Double obscure glazed window to the side, w. and wash hand basin, half tiled walls, heated towel rail, tiled floor.

First Floor Landing

Stairs rise up from the ground floor, radiator, airing cupboard.

Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

En Suite

Double obscure glazed window to the front, walk in shower, w.c and wash hand basin, heated towel rail, tiled floor.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the front, radiator., built in wardrobe.

Bathroom

Double obscure glazed window to the side, walk inn corner shower, bath, w.c and wash hand basin, recess lights, heated towel rail.

Garden

Enclosed by brick wall and timber fencing, paved patio area, lawn, garden shed, mature flower beds, cold water tap, lockable gate.

Front

Parking for at lease three vehicles, electric car charging point, lawn area.

Tenure and additional information

We have ben advised by the seller that the property is freehold and the council tax band is TBC

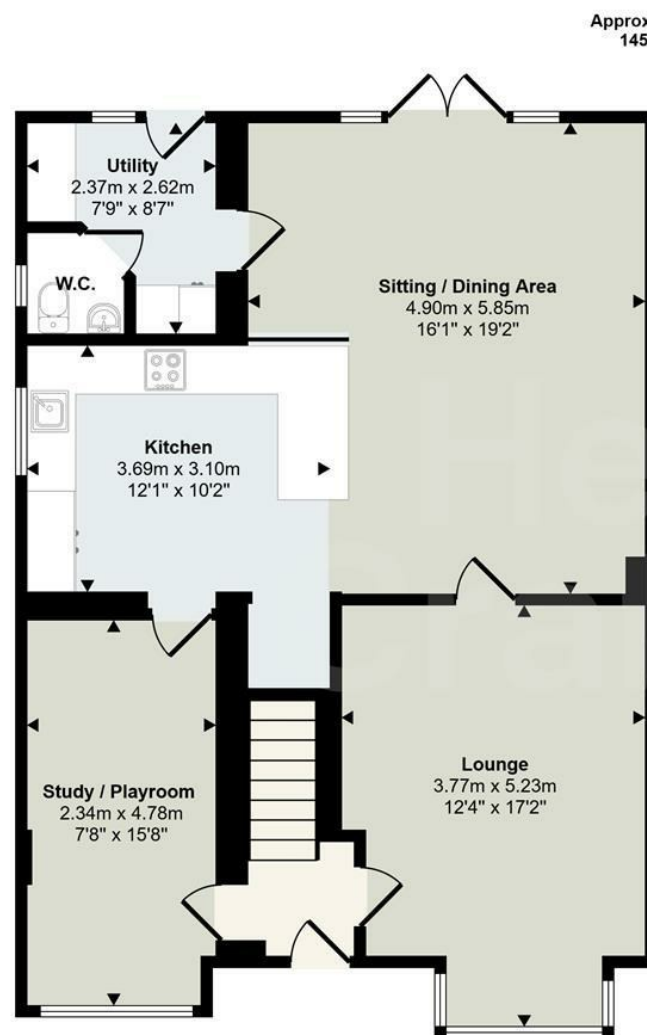
Disclaimer

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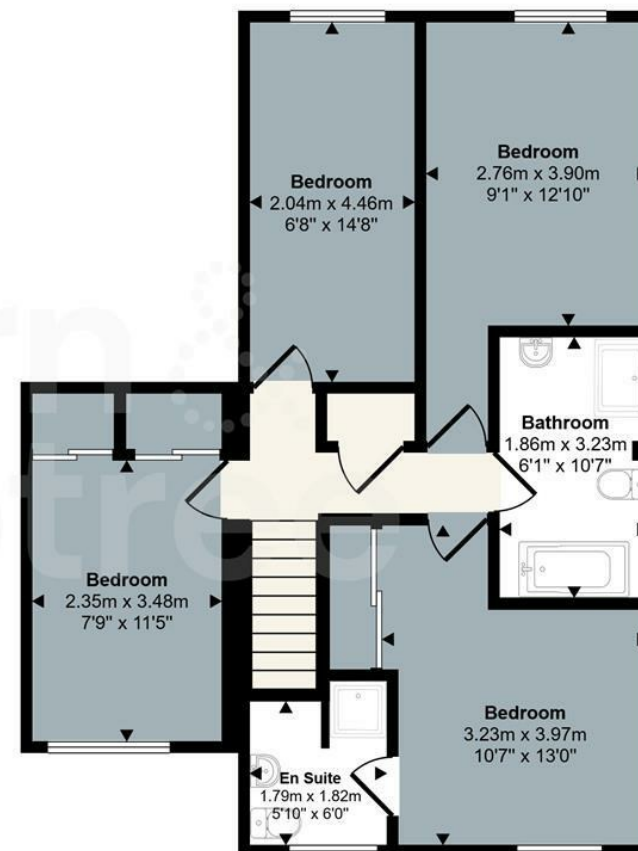
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Ground Floor
Approx 82 sq m / 884 sq ft



First Floor
Approx 63 sq m / 673 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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