

Heol Creigiau

CREIGIAU, CARDIFF, CF15 9NN

GUIDE PRICE £525,000



Heol Creigiau

This beautifully presented and extended four-bedroom semi-detached home is located in the highly regarded semi-rural village of Creigiau. Thoughtfully maintained by the current owners, the property perfectly combines traditional charm with modern design, creating a warm and versatile family home.

The ground floor accommodation comprises an entrance hall, a comfortable lounge, a separate sitting room leading to a well-appointed fitted kitchen which opens seamlessly into a spacious lounge/dining area. This impressive open-plan space features doors opening onto the rear garden, providing an excellent setting for entertaining and everyday family living. A convenient shower room completes the ground floor.

To the first floor are three generously sized bedrooms, served by a modern four-piece family bathroom. A further staircase leads to the loft-converted fourth bedroom, offering flexible accommodation ideal for a home office, or guest room.

Outside, the property benefits from a generous, well maintained rear garden and off-street parking to the front.

Fernbank is located within the popular village of Creigiau, the property enjoys easy access to Cardiff while offering a range of local amenities including a village shop, recreational facilities, public house, and golf club. The area is particularly well regarded for families, with an excellent primary school and catchment for Radyr Comprehensive School and Ysgol Gyfun Plasmawr.

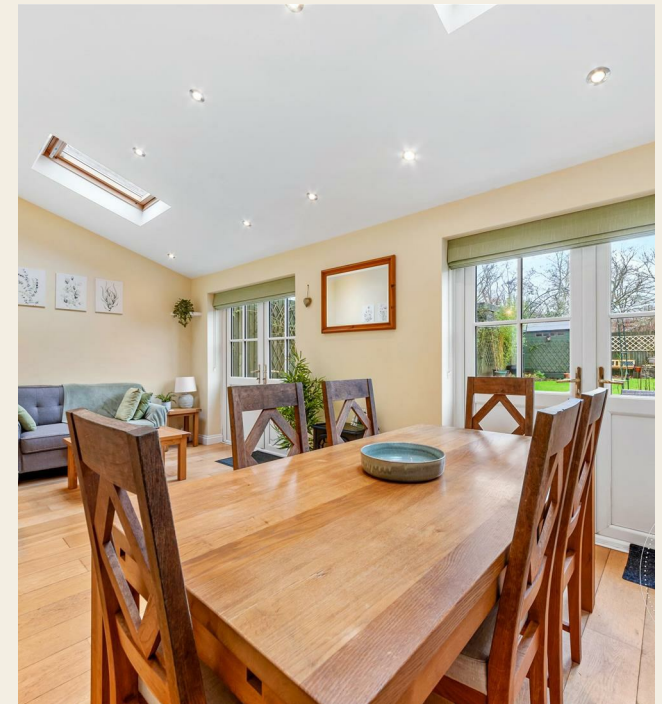


1531.00 sq ft

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.

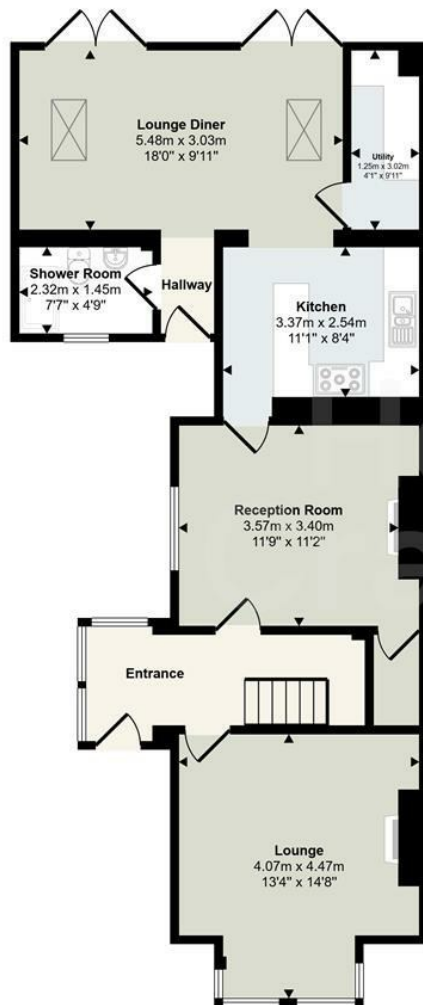




Approx Gross Internal Area
142 sq m / 1531 sq ft

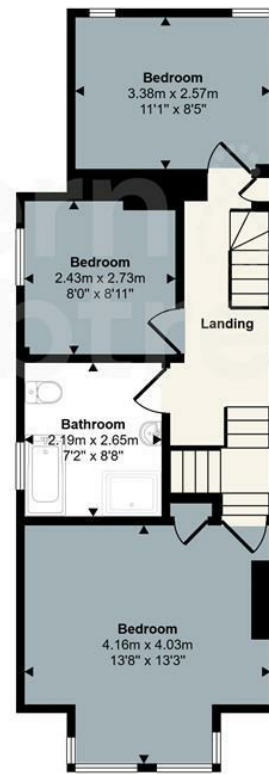


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx 79 sq m / 849 sq ft

Denotes head height below 1.5m



First Floor
Approx 49 sq m / 523 sq ft



Second Floor
Approx 15 sq m / 159 sq ft

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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