

# 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

## Entrance Hall

Entered via a composite front door, double glazed window to the side and the rear, coved ceiling, stairs to the first floor with understairs cupboard, radiator, tiled floor.

## Living Room

Double glazed square bay window to the front, coved ceiling with ceiling rose, picture rail, radiator, fireplace with wood surround and slate hearth.

## Second Reception Room

Double glazed window to the side, coved ceiling with ceiling rose, picture rail, radiator, large storage cupboard, electric wood burner set on a slate hearth.

## Kitchen

Fitted with a range of wall and base units with worktop over, a ceramic sink, space and plumbing for a washing machine, a Range Master cooker, tiled floor.

## Family Room

Twin sets of double doors to the rear, two skylight windows, radiators, wooden flooring.

## Utility

Fitted with a range of wall and base unit, boiler is situated in this room, space and plumbing for a washing machine, tiled floor.

## Rear Lobby

## Bathroom

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

## First Floor Landing

Stairs to the second floor., storage cupboard.

## Bedroom One

Bay window to the front, picture rail, radiator.

## Bedroom Two

Double glazed windows to the rear, radiator, picture rail, access to loft.

## Bathroom

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

## Bedroom Three

Double glazed window to the side, picture rail, radiator.

## Second Floor Bedroom

Two double glazed skylight windows to the front, access to loft, fitted wardrobe.

## Back Garden

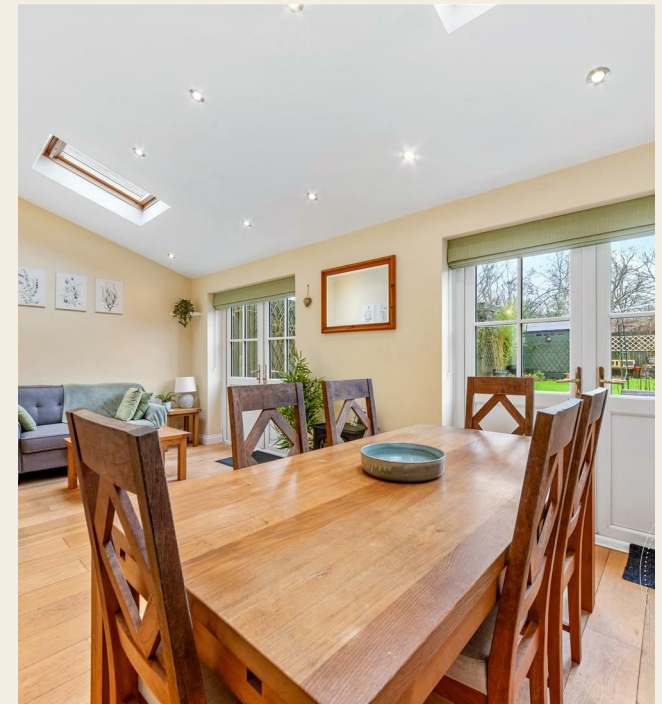
## Additional Information

epc = D

## 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.

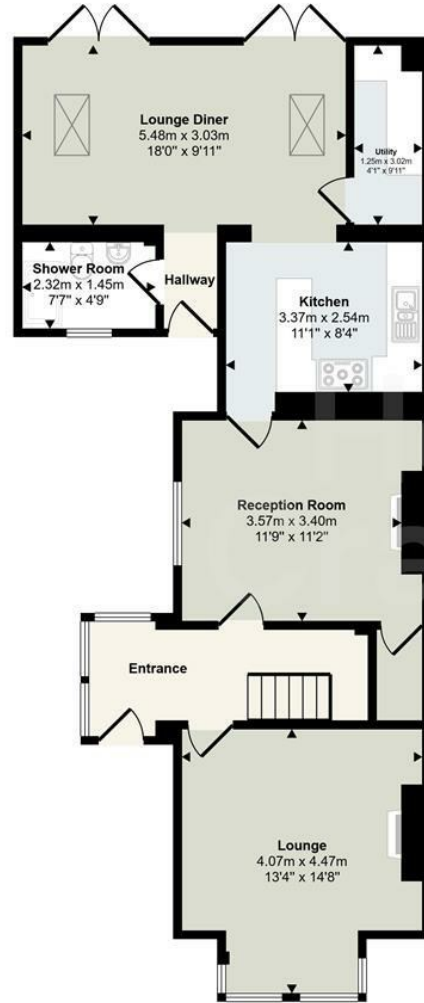




Approx Gross Internal Area  
142 sq m / 1531 sq ft



Energy Efficiency Rating		
	Current	Potential
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		
	64	73
England & Wales	EU Directive 2002/91/EC	



Ground Floor  
Approx 79 sq m / 849 sq ft



First Floor  
Approx 49 sq m / 523 sq ft



Second Floor  
Approx 15 sq m / 159 sq ft

Denotes head height below 1.5m

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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