

20 Brummell Drive
Creigiau | Cardiff | CF15 9NX

Detached House | Asking Price Of £449,950



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PROPERTY DESCRIPTION

**** DETACHED FAMILY HOME IN CREIGIAU **** A delightful Georgian style four bedroom detached family home situated in the popular semi-rural village of Creigiau, enjoying beautiful rear views. Entrance hall, cloakroom, large lounge, dining room, neat fitted kitchen. To the first floor there are four double bedrooms and a family shower room. Gas central heating. Double glazed windows. Attractive rear garden with open field views, large keyblock driveway to front and lawn. Detached single garage. EPC Rating: TBC

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,382 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the popular location of Creigiau which is set in semi-rural surroundings. Creigiau is well served by its amenities which include Tesco Express and post office, public house, golf club and an excellent bilingual primary school. Regular bus service to Cardiff City centre and Talbot Green. It is also within the desired Radyr and Plasmawr comprehensive schools catchment areas.

ENTRANCE HALL

16' 2" x 6' 2" (4.95m x 1.88m)

Approached via a uPVC double glazed door leading to a good sized entrance hallway, staircase to first floor, large cloaks cupboard and radiator.

CLOAKROOM

7' 11" x 3' 4" (2.43m x 1.03m) White suite comprising low level wc, wash hand basin, wall tiling to half height, tiled flooring, obscure glass window to rear and radiator.

LOUNGE

24' 6" x 11' 10" (7.47m x 3.63m) An excellent sized principal reception with deep silled bay window to front, patio doors to rear garden, feature coal effect living flame gas fire, granite hearth with wooden surround and two radiators.

DINING ROOM

12' 4" x 9' 10" (3.77m x 3.00m)

Overlooking the entrance approach, ample space for large family dining table, serving hatch to kitchen and radiator.

KITCHEN

11' 8" x 9' 10" (3.58m x 3.00m)

Appointed along three sides in light panelled fronts beneath work top surfaces, inset 1.5 stainless steel sink with side drainer, plumbing for washing machine, space for slot in cooker with concealed cooker hood above, matching range of eye level wall cupboards, worktop style breakfast bar, serving hatch to dining room, uPVC double glazed door to side, concealed 'Worcester' gas central heating boiler, large window with open garden and field views beyond and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the spacious central landing area, window to front, access to roof space and storage cupboard with shelving.

BEDROOM ONE

11' 10" x 11' 7" (3.63m x 3.55m)

Enjoying some of the best open views in Creigiau to the rear, a good sized principal bedroom, radiator.

BEDROOM TWO

12' 6" x 11' 11" (3.83m x 3.64m)

Overlooking the lawned front garden and quiet close, a second double bedroom, radiator.

BEDROOM THREE

12' 4" x 9' 10" (3.77m x 3.01m) Aspect to front, a third double bedroom, radiator.

BEDROOM FOUR

11' 9" x 9' 11" (3.59m x 3.04m) With open rear views, a good sized fourth double bedroom, radiator.

FAMILY SHOWER ROOM

8' 5" x 6' 0" (2.59m x 1.85m) Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome 'Mira' shower above, obscure glass window to rear, wall tiling to splash back areas, electric shaver point, airing cupboard housing the hot water cylinder with shelving and heated towel rail.

OUTSIDE - REAR GARDEN

A delightful rear garden with large paved patio leading onto an area of lawn with neat borders of plants and shrubs, rear open views to farm land where cattle graze, large greenhouse, timber shed, keyblock pathway to side leading to gate giving access to front, pedestrian access to garage, outside tap and outside light.

FRONT GARDEN

A well maintained and shaped area of lawn, with plants and shrubs to borders, wide key block driveway leading to garage, gate to side giving access to rear garden.

GARAGE

21' 4" x 9' 1" (6.51m x 2.77m)
Approached via an up and over access door, window to side, power and lighting.

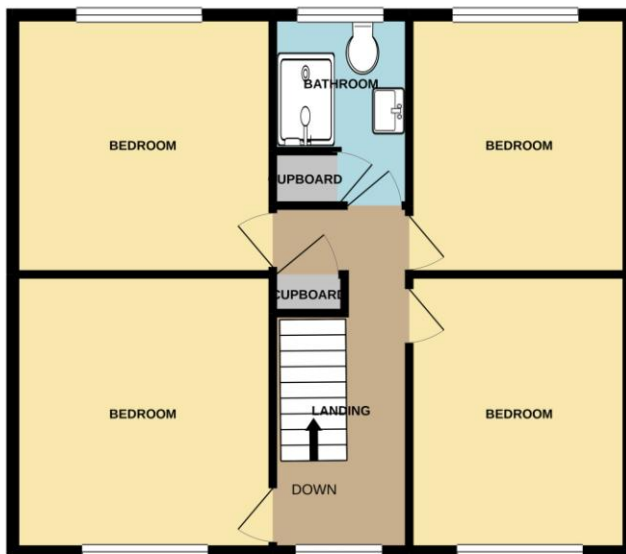


FLOORPLANS

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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.

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