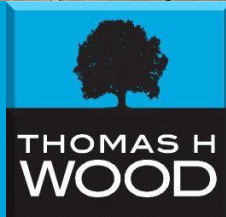




7 Brummell Drive

Creigiau, Cardiff, CF15 9NX



Asking Price Of £425,000

4 Bedrooms



A delightful four bedroom detached residence situated on Brummel Drive in the popular village of Cregiau. Occupying a quiet position with lovely views, this spacious property has been very well maintained by the current owners and benefits from generous front and rear gardens, modern uPVC windows throughout and a new Baxi combination boiler. The property briefly comprises of a spacious lounge, dining room, kitchen/breakfast room and WC to the ground floor. To the first floor there are four good size bedrooms, a family bathroom with separate shower. Large attic space suitable for loft conversion. *Please note, the property is sold as seen with all of the furniture and items in the loft, garage and shed * SOLD WITH NO ONWARD CHAIN*

ENTRANCE HALL

via UPVC front door leading to a spacious hallway with woodblock flooring, papered walls, papered ceiling with coving, radiator panel and doors to all rooms.

LOUNGE

3.64m x 7.37m a spacious lounge with dual aspect windows, carpeted floor, papered walls and smooth ceiling with coving. UPVC bay window overlooking the front aspect with UPVC French doors and windows to the rear garden. Gas fire with marble hearth and surround, radiator panel.

DINING ROOM

3.03m x 3.79m with carpeted floors, papered walls, smooth ceiling with coving, UPVC window overlooking the front aspect, radiator panel.

DOWNSTAIRS CLOAKROOM

0.90m x 2.48m with tiled floors, low-level WC, wash hand basin vanity unit with tiled splashback, papered walls, smooth ceiling with coving and towel radiator.



KITCHEN

3.02m x 3.58m with a range of wall and base units with marble effect worktops over and 1 1/2 bowl sink. Electric hob, built-in AEG microwave oven and AEG oven and integrated dishwasher. UPVC window overlooking the rear garden, fitted breakfast bar, radiator panel, UPVC door to driveway. Pantry cupboard with space and plumbing for washing machine and storage shelves.

A bright and spacious landing with UPVC window overlooking the front aspect of the property, carpeted floor, papered walls, textured ceiling and doors to all rooms.

BEDROOM ONE

3.64m x 3.56m Fitted wardrobes, carpeted floor, papered walls, papered ceiling with coving, UPVC overlooking the front aspect of the property.

BEDROOM TWO

3.64m x 3.82m overlooking the rear aspect with carpeted floors, papered walls textured ceiling with coving, UPVC window, radiator panel.

BEDROOM THREE

3.02m x 3.58m overlooking the front aspect of the property with wood floor, papered walls, textured ceiling with coving, UPVC window, radiator panel

BEDROOM FOUR

3.02m x 3.79m overlooking the front rear of the property with papered walls, papered ceiling with coving, carpeted floors, fitted cupboards with Baxi combination boiler, UPVC window, radiator panel

BATHROOM

1.89m x 2.55m a four piece family bathroom with low-level WC, wash hand basin vanity unit, bath tub with chrome taps, separate shower with glazed shower door and chrome mixer. Fully tiled walls and floor.

OUTSIDE FRONT

a delightful front garden with mainly laid lawn, mature shrubs and plants. A good size driveway with carport leading to a detached single garage with up and over door. Gated entrance to rear garden.

OUTSIDE REAR

patio area leading from the French doors in the lounge. Mainly laid lawn with mature shrubs, plants and flowers. Timber perimeter fencing, shed to rear, garage with UPVC window overlooking the garden.

TENURE

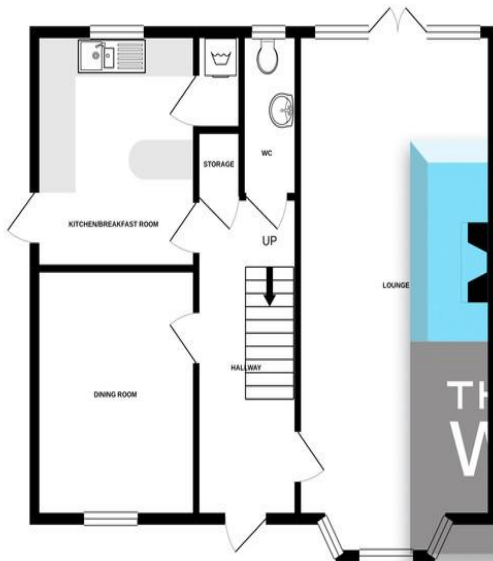
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

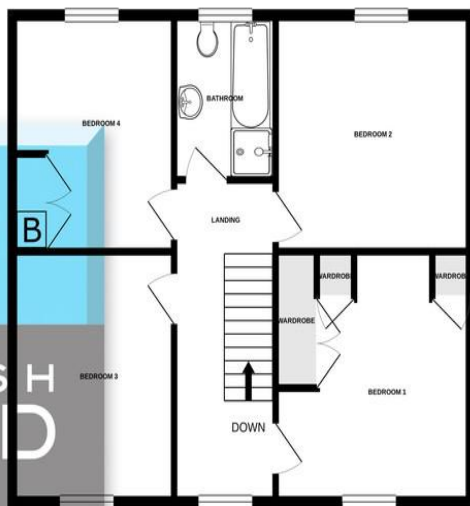
Band G



GROUND FLOOR
63.5 sq.m. (684 sq.ft.) approx.



1ST FLOOR
63.0 sq.m. (678 sq.ft.) approx.



TOTAL FLOOR AREA : 126.5 sq.m. (1362 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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