

15 Castle Close

Creigiau | Cardiff | CF15 9NJ

End Terrace Property | Offers In Excess Of £395,000



mgy.co.uk

4 | 3 | 3 | 2

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

An exceptionally spacious end terrace family house, extended and much improved offering versatile accommodation with 'Air BnB' letting potential or independent living for a dependant relative, situated at the head of the close on a much larger than average plot being within a short distance of local amenities and superb country walks. Entrance hall, sitting room, spacious dining room opening to the large conservatory, modern fitted kitchen with integrated appliances, utility room, lounge with French doors to the rear garden, ground floor bedroom with ensuite. To the first floor there are three bedrooms, principal bedroom suite comprising dressing room, sitting room with balcony and a spacious ensuite shower room, separate family bathroom. Gas central heating. Keyblock driveway to the front, exceptional large rear garden laid mainly to lawn with a large patio relaxation area. EPC Rating: TBC.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** TBC
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is 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.

ENTRANCE HALL

Approached via a upvc double glazed front door leading to the entrance hallway, staircase to first floor, radiator and window to front.

SITTING ROOM

11' 6" x 9' 8" (3.51m x 2.97m) Overlooking the front, laminate flooring and radiator.

DINING ROOM

14' 11" x 14' 2" (4.57m x 4.33 m) max With window to front, ample space for large dining table, under stairs storage, door to kitchen, radiator and opening to conservatory.

CONSERVATORY

11' 3" x 10' 10" (3.45m x 3.31m) Overlooking the delightful rear garden, French door to rear garden, laminate flooring.

UTILITY ROOM

7' 3" x 5' 10" (2.21m x 1.79m) Appointed along two sides in light fronts beneath round nosed worktops, window to rear, door to patio, plumbing for washing machine.

KITCHEN

11' 1" x 7' 6" (3.40m x 2.31m) Appointed along two side in light 'shaker' style fronts beneath round nosed work top surfaces, inset 1.5 stainless steel sink with side drainer, inset 4 ring hob with oven below, extractor hood above, integrated dishwasher with matching front, integrated fridge freezer, integrated wine cooler, wall tiling to splash back areas, matching range of eye level wall cupboards and tiled flooring. Windows to rear, door to lounge.

LOUNGE

13' 10" x 13' 10" (4.23 m x 4.22m) A delightful principal reception with double opening French doors leading to the attractive rear garden, quality laminate flooring and vertical radiator.

SIDE HALLWAY

With upvc side door access to the side hallway, quality laminate flooring. Doors to lounge and bedroom.

BEDROOM FOUR

13' 10" x 11' 11" (4.24 m x 3.65m) A spacious ground floor bedroom with aspect to front, quality laminate flooring, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level W.C, vanity wash basin with storage below, corner shower cubicle with Mira shower above, wall tiling to splash back areas, tiled flooring, obscure glass window to side and chrome heated towel rail.

FIRST FLOOR LANDING

Approached via an easy rising single flight staircase leading to the first floor landing, window to front, airing cupboard housing the 'Logic' combi gas boiler (heating the main residence).

BEDROOM ONE

16' 7" x 9' 1" (5.07m x 2.79m) A good sized principal bedroom overlooking the entrance approach, fitted wardrobes to one side with sliding mirrored doors, radiator and door to dressing room.

DRESSING ROOM

11' 8" x 7' 9" (3.56 m x 2.38 m) Aspect to front, fitted wardrobes, radiator, doors to ensuite and sitting room.

SITTING ROOM

13' 11" x 12' 4" (4.25 m x 3.76m) A delightful first floor sitting room enjoying superb views over the rear garden, tilt and turn window opening to a glass balustrade, French door leading to balcony, window to side and two radiators.

ENSUITE BATHROOM

11' 8" x 5' 8" (3.57m x 1.73m) Comprising low level W.C, bidet, vanity wash basin

with storage below, corner bath with shower above, wall mounted Worcester combi gas boiler (heating the side extension), window to side, wall tiling to splash back areas, radiator.

BEDROOM TWO

11' 3" x 10' 2" (3.45m x 3.10m)

Overlooking the rear garden, a second double bedroom, radiator.

BEDROOM THREE

8' 5" x 7' 11" (2.59m x 2.43m) Aspect to rear, radiator.

FAMILY BATHROOM

7' 7" x 5' 3" (2.33m x 1.62m) Comprising low level W.C, pedestal wash hand basin, panelled bath with shower above, wall tiling to splash back areas, obscure glass windows to rear and chrome heated towel rail.

OUTSIDE

REAR GARDEN

An exceptionally large rear garden enjoying a tranquil setting, laid mainly to lawn with a large paved patio relaxation area. An enviable setting. Rear gate to bridge over the stream.

FRONT GARDEN

Driveway and hedgerow to front boundary, pathway leading to wide side access.



Floorplan & EPC to be inserted here.



Radyr 029 2084 2124

6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.