

6 Bryn Briallu,

Creigiau, Cardiff, CF15 9PR



Estate Agents and
Chartered Surveyors

Asking Price Of

£899,950



Detached Property

5

3

4

2

Property Description

**** EXECUTIVE FIVE DOUBLE BEDROOM DETACHED FAMILY HOME ** STYLISH AND HIGH SPECIFICATION FINISH THROUGHOUT **** An executive and beautifully presented five double bedroom detached family home within a quiet cul-de-sac backing onto open countryside within the highly regarded village of Creigiau. Entrance hallway, cloakroom, large lounge, open plan kitchen/diner and family room, utility room, study with fitted 'Sharps' furniture. To the lower ground floor is a Games Room/gym with door to the side patio enjoying ideal location for hot tub relaxation. To the first floor are three bedrooms, bedrooms one with principal ensuite and Juliet balcony, separate family bathroom. To the second floor there are two further double bedrooms and a family shower room. Gas central heating. Double glazing. Underfloor heating to the ground floor. Air conditioning. Solid Oak wood doors. Beautifully presented rear garden. Wide and long key block driveway leading to detached double garage. EPC rating: B

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,508 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

Bryn Briallu is a semi-rural location near Canada Lakes, with views over protected meadows and woodland. The development is situated in the village of Creigiau, approximately 7 miles North West of the centre of the City of Cardiff. The village is served by golf club, surgery, public house, post office, a Tesco Express supermarket and the very popular Caesars Arms restaurant. The properties are in the school catchment for highly regarded Primary and Secondary schools. Nearby is the Vale of Glamorgan leisure and sports complex and also the village of Pentyrch with a group of local shops which include a convenient store, post office, beauty salon and newsagents

ENTRANCE

Key block paved driveway with parking for at least four vehicles, feature stone wall, wrought iron fencing, hedge border and paved pathway to front door with gate to rear garden.

HALLWAY

Entered via composite door with obscure double glazed panels to either side. Stairs rising to first floor. Underfloor heating. Doors to lounge/diner, wc and storage cupboard. Opening to kitchen/family room.

CLOAKROOM

Low level wc. Vanity unit with inset sink and cupboard below. Part tiled walls. Underfloor heating.

LOUNGE

22'1" x 13' 5" (6.74m x 4.10m)
uPVC glazed panels to either side. Underfloor heating. In built Sonos speaker. Inset fire. Double doors to kitchen.

KITCHEN/FAMILY ROOM

32' 5" x 13' 7" (9.90m x 4.15m)
uPVC double glazed bi-fold doors with built in blinds leading to rear patio with field and woodland views.
22' 1" x 13' 5" (6.74m x 4.10m)
uPVC double glazed window to front, plus uPVC double glazed French doors to rear garden, with uPVC double Understairs storage cupboard housing underfloor heating system. Underfloor heating. Door to study. uPVC double glazed panel to rear with field and woodland views, plus uPVC double glazed window to side. A modern fitted kitchen with a range of base and eye level units incorporating under counter sink unit with drainer and mixer tap and quartz work surfaces. Built in electric oven, microwave/grill, 'NEFF' induction hob and extractor hood over. Integrated dishwasher. Space for American fridge/freezer. Worktop Breakfast bar area. Quartz splashback. In built Sonos speaker. High vaulted ceiling to the kitchen area with velux window to side pitch.

HOME OFFICE

8' 7" x 7' 2" (2.63m x 2.20m)
A range of home office units comprising desks, storage cupboards and shelving. uPVC double glazed window to front. Underfloor heating.

UTILITY ROOM

8' 0" x 5' 8" (2.45m x 1.73m)
uPVC obscure double glazed door to front of property giving access to driveway and garage, plus uPVC double glazed window to front. A range of base and eye level units incorporating undercounter sink unit with drainer and mixer tap and granite work surfaces. Integrated washing machine and space for tumble dryer. Stairs to lower ground floor.

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LOWER GROUND FLOOR

Cupboard housing hot water tank. Under stairs storage recess. Door to gym/games room.

GYM/GAMES ROOM

15' 8" x 12' 0" (4.78m x 3.66m)
uPVC double glazed windows to rear and side, plus uPVC obscure double glazed door to side leading to patio area and hot tub. Recessed spotlights and radiator. In built Sonos speaker.

FIRST FLOOR

LANDING

Approached via an easy rising staircase with oak spindle banister leading to the central landing area. Solid oak wood doors to three bedrooms, the family bathroom and communications room. Recessed spotlights. uPVC double glazed window to front.

BEDROOM ONE

15' 11" x 13' 5" (4.87m x 4.10m)
Superb glass Juliet balcony with uPVC French patio doors to rear providing fantastic countryside views. Solid oak wood doors to en-suite and dressing room. In built Sonos speaker. Air conditioning vents. Two radiators. Recessed spotlights.

EN-SUITE

7' 9" x 5' 1" (2.37m x 1.55m)
A fully tiled, modern en-suite comprising low level WC, floating vanity enclosed wash hand basin with storage below and walk-in double shower with separate shower attachment. Underfloor heating. Recessed spotlights. Extractor fan. uPVC double glazed window to front. In built Sonos speaker. Chrome heated towel rail. Air conditioning vent.

DRESSING ROOM

Fitted wardrobes. Sensor spotlights. Air conditioning vent.

BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.16m)
Glass Juliet balcony with uPVC French patio doors to rear with superb views. Radiator. Spotlights. Air conditioning unit.

BEDROOM THREE

12' 2" x 11' 3" (3.72m x 3.43m)
Currently used as an additional dressing room but alternatively used as a double bedroom. uPVC double glazed window to front. Radiator.

FAMILY BATHROOM

7' 1" x 5' 9" (2.18m x 1.76m)

A luxury bathroom comprising fully tiled walls and floor with underfloor heating. Low level WC, floating vanity wash hand basin with storage below and panelled bath with shower attachment. Sonos speaker. Sensor spotlights. Extractor fan. uPVC double glazed window to rear. Chrome heated towel rail.

SECOND FLOOR

LANDING

Solid oak wood balustrade and doors to two double bedrooms and shower room. Double glazed velux window to rear. Spotlights. Radiator.

BEDROOM FOUR

16' 6" x 13' 4" (5.04m x 4.07m)
Double glazed velux window to front and uPVC double glazed window to rear with superb views. Radiator. Fitted wardrobe to one wall. Storage into eaves. Spotlights. Air conditioning vent.

BEDROOM FIVE

16' 6" x 10' 11" (5.03m x 3.33m)
Double glazed velux window to front and uPVC double glazed window to rear with views. Radiator. Fitted wardrobe to one wall. Spotlights. Air conditioning vent.

SHOWER ROOM

Modern white suite comprising Fitted floating vanity enclosed wash hand basin with storage below, low level WC and walk-in double shower with separate shower attachment. Filled tiled walls and floor with underfloor heating. Chrome heated towel rail. Sensor low level lighting. Recessed spotlights. Extractor fan.

OUTSIDE REAR GARDEN

A beautifully landscaped rear and side garden with delightful views over the protected countryside. Mainly artificial lawn with low maintenance shrub & hedge border. Boundary fence. Paved patio with wrought iron fence and steps down to side garden. Outside lighting, power points.

SIDE GARDEN

Paved patio with shrub border and boundary fence. Gated access to driveway. Space for hot tub or table and chairs enjoying a good degree of privacy.

DRIVEWAY

Keyblock driveway with parking for approx. 6 cars leading to double garage.

DOUBLE GARAGE

19' 3" x 19' 2" (5.88m x 5.86m)
An up and over electric garage door. Light and power. Electric Vehicle charging point to front of garage. Pedestrian door to side.

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TOTAL FLOOR AREA : 2508 sq.ft. (233.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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