

7 Maes Y Gollen, Creigiau, Cardiff, CF15 9JW



Estate Agents and
Chartered Surveyors

Asking Price Of

£875,000



Detached House

4

2

3

2

Property Description

**** BEAUTIFULLY PRESENTED EXECUTIVE DETACHED **
FOUR DOUBLE BEDROOMS ** DOUBLE GARAGE **** An exceptionally spacious and beautifully presented four double bedroom family home in a select and quiet close of similar properties. Large entrance vestibule opening to the spacious hallway, cloakroom, lounge with doors to garden, study or sitting room and an incredible kitchen/dining and family room with integrated appliances and large island with worktop breakfast bar. To the first floor are four double bedrooms, quality ensuite shower room to bedroom one and a separate family bathroom. Gas central heating, double glazing. Quality herringbone effect Karndean flooring throughout the ground floor, to ensuite and bathroom. Quality fixtures and fittings throughout including light switches, plug sockets, doors and handles. South westerly facing rear garden with large porcelain tiled terrace and lawn, landscaped front garden with driveway and double garage. EPC Rating: C

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,374 sq.ft.

**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 VESTIBULE

Approached via a composite entrance door with windows to side and above, additional window to side, quality herringbone effect karndean flooring. Double opening doors to hallway. Smart electric radiator.

ENTRANCE HALLWAY

Approached via double opening doors leading to the spacious entrance hallway, staircase to first floor, low level under stairs storage cupboard, additional storage cupboard, quality herringbone effect kamdean flooring and cast iron column radiator.

CLOAKROOM

A spacious cloakroom with white suite comprising low level wc, wash hand basin, wall tiling to half height, obscure glass window to side, karndean flooring and radiator.

STUDY/SITTING ROOM

13' 1" x 9' 2" (4.00m x 2.80m)

With windows to front and side, karndean flooring and radiator.

LOUNGE

17' 8" x 17' 8" (5.39m x 5.39m)

An excellent sized principal reception with window to front, obscure glass windows to side and patio doors to the rear garden, quality karndean herringbone effect flooring, feature coal effect living flame gas fire with sandstone fireplace. Two radiators.

KITCHEN/DINING/FAMILY ROOM

28' 10" x 22' 5" (8.79m x 6.84m)

Approached via double opening doors leading to the exceptional spacious kitchen/dining & family room. Kitchen well appointed along one side with a variety of base and eye level cupboards, inset 1.5 bowl sink with instant hot water 'Quooker' tap, inset five ring Neff induction hob with concealed cooker hood above, integrated Neff oven with fold in door, integrated Neff microwave/grill/oven with plate warmer below, American style fridge freezer to remain. An exceptionally large island with storage with dekton worktops and matching family breakfast bar with space either side for approx 8 seats. There is ample space for family dining and seating areas.

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Sliding doors to the rear opening to the rear garden. Rear ceiling window. Recessed spotlights. Quality karndean herringbone effect flooring with underfloor heating. Door to utility room.

UTILITY ROOM

8' 7" x 8' 1" max (2.64m x 2.48m)

Units and worktop to one side with inset sink, plumbing for washing machine, space for tumble dryer, door to side path, radiator, karndean flooring. Concealed gas central heating boiler.

FIRST FLOOR

LANDING

Approached via a full turning staircase with spindle banister leading to the galleried landing area, stain glass window to side and velux window to side pitch. Large airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE

17' 8" x 15' 7" (5.39m x 4.76m)

A superb principal bedroom with window to front and rear, fitted wardrobes to either side of bed recess, two radiators and door to ensuite.

EN-SUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with floating storage below, double width shower cubicle with twin chrome showers, karndean flooring, extractor fan, full wall tiling and towel radiator.

BEDROOM TWO

13' 1" x 10' 11" (4.01m x 3.33m)

Windows to front and side, a second double bedroom, fitted wardrobes and radiator.

BEDROOM THREE

13' 1" x 10' 10" (4.00m x 3.31m)

Enjoying views to the rear, a third double bedroom. Radiator.

BEDROOM FOUR

11' 6" x 9' 8" (3.53m x 2.96m)

Aspect to rear, a further double bedroom. Radiator

FAMILY BATHROOM

7' 5" x 7' 4" (2.28m x 2.25m)

Modern white suite comprising low level wc, vanity wash hand basin with storage below and worksurface to side, p-shaped bath with twin chrome showers, wall tiling to splash back areas, karndean flooring, recessed spotlights, extractor fan and towel radiator.

OUTSIDE

REAR GARDEN

A magnificent landscaped, south westerly facing rear garden enjoying large porcelain tiled terrace area leading onto a well manicured area of lawn with neat borders of plants and shrubs, well tended hedgerow, area of loose bark, timber storage shed. Timber gate to side. Outside power point. Enclosed with timber fencing.

FRONT GARDEN

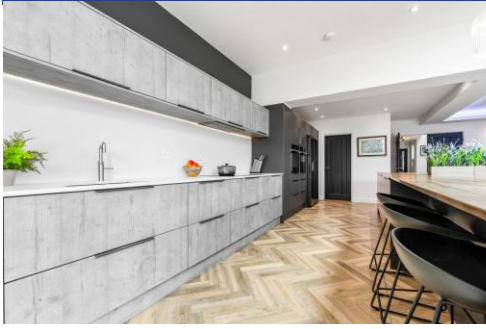
With loose stone driveway leading to the double garage. A landscaped front garden with inset plants and shrubs. Outside decked relaxation area, porcelain tiled pathway to front door. Outside lighting.

DOUBLE GARAGE

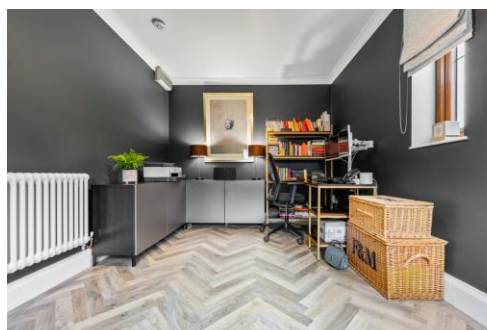
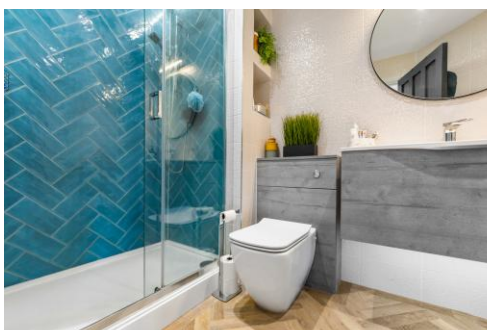
19' 0" x 17' 9" (5.80m x 5.42m)

With electric roller shutter door, power and lighting. Fully boarded storage area with drop down ladder access.

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GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.

1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 2374 sq.ft. (220.6 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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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