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Detached Executive Home, Parc Castell-y-Mynach, Creigiau, Cardiff, CF15 9NU

Two Reception Rooms - Family Room & Lounge | Downstairs W.C. | 4 Bedrooms | Garage
Gardens to Front & Rear | Gas Central Heating & Double Glazing | Spacious Throughout | Well Presented Large
West Facing Sun Trap Rear Garden | Great Location With Good Schools
VIEWING HIGHLY RECOMMENDED - IT'S A MUST SEE



Offers in Region of £500,000

Parc Castell-y-Mynach, Creigiau, Cardiff, CF15 9NU



This is a lovely detached FOUR bedroom family home. Decorated and finished to a high standard throughout, within the catchment area of well-regarded local schools. The stunning front and rear gardens are very well presented, just like the rest of the property. This spacious four bedroom detached home with garage is just perfect for a new family to enjoy. There is also potential for an EXTENSION to the first floor above the garage, laundry and family room if you so wish.



Located at the head of a cul de sac; meaning that no one is over looking the front of the house (nor the rear), the property is located in the heart of the sought after semi rural village of Creigiau. The accommodation comprises entrance Hallway through a glazed door with obscured side panels into the porch. From the porch through another glazed Upvc door leads you into the entrance hallway with tiled flooring, the hallway leads you to all ground floor rooms. Quality panelled wooden doors lead to the lounge, kitchen/diner, family room, laundry room and downstairs WC. From the hallway the staircase leads you up to the landing, where you will find access to all four bedrooms, family bathroom, shower room and loft access.



There are two reception rooms, one of which is the Lounge, providing a rear aspect, with views over the well presented garden. This spacious kitchen diner is a great space which leads into the lounge through glazed doors which subsequently provides access to a good sized rear patio and the garden beyond. From the lounge a set of wooden glazed doors lead to a comprehensively fitted kitchen diner, flooded with light by the three windows with front aspect. The space can be increased with the doors to the lounge open, proving a dual aspect through the lounge. This charming open-plan living area creates a comfortable family environment in which to sit, dine and discuss the events of the day together as a family. The kitchen provides space for all your appliances, plus plenty of storage from the ample base and wall units.



The family room is a light bright space, located off the hall at the rear, providing access to the rear garden once again through patio doors, it is the ideal place to relax with the rest of the household or for the children of the house to use as their own lounge.



From the hall, you'll find the laundry room, again with ample storage space from wall and base units, plus space for an additional fridge/freezer and plumbing for your washing machine and tumble dryer. (This was previously part of the garage which has been divided in to two spaces).

Stairs from the hallway lead to the first floor and the four bedrooms, family bathroom and additional shower room.

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The rear garden has a large patio, with well established shrubbery. Predominately laid with a manicured lawn, the garden boasts several areas, including an additional decked area to the far corner of this south westerly facing garden, perfect for a morning coffee or an evening G&T.

Location

The property is located in the semi rural village of Creigiau. The village of Creigiau is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook. Amenities include a local shop, pharmacist, public house, church hall, doctors surgery and a local small primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including football, archery, tennis and cricket. Riders and walkers also have a network of bridle paths and footpaths on the doorstep. For the commuter, Creigiau is only minutes from the M4 junction 32 & 34.

A MUST SEE PROPERTY!!!!

Spacious throughout, extensively refurbished to a superb standard, benefits from uPVC double glazed windows and gas central heating. With ample room to extend even more if you so wished, this is a great opportunity for a new family to move in.

The Accommodation comprises

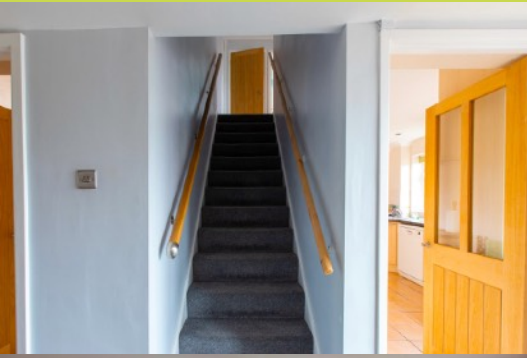
Entrance Porch - A perfect barrier to keep the cold out on those chilly autumn evenings. Entered via a decorative glazed door and side panelled windows.

Entrance Hallway - An attractive hallway awaits you via a glazed uPVC door from the porch, which leads you to the stairs rising to the first floor and all ground floor rooms. Tiled flooring. The Hall leads to a downstairs w.c., Large Lounge, Family room and Kitchen/Diner. Stairs leading to first floor. Radiator.

Downstairs W.C. - A stylish two piece white suite, comprising wash hand basin with tiled splash back and low level toilet, with obscured window to the front. Painted walls and flooring with towel radiator.

Living Room - This large and spacious room offers the ideal environment to relax of an evening. uPVC double glazed windows to the rear over looking the beautifully maintained rear garden. With quality carpet flooring and central gas fireplace, this beautiful room has plenty of space for the whole family to enjoy. Patio doors lead out to the large rear garden and patio. Radiator. Glazed wooden doors open to the kitchen diner.

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Kitchen/Diner - With a wide range of quality eye level and base units. This kitchen provides enough space for family dining and all your kitchen appliances. Three uPVC double glazed windows with front aspect, flood the room with ample natural daylight. Tiled flooring in the kitchen area with tiled splash backs and carpet flooring to the dining area. Built in chimney extractor fan over the four ring induction hob with built in double oven, microwave, integrated plumbed in washing machine integrated fridge freezer and dishwasher plus the one and half bowl stylish corner sink with mixer tap over. Two radiators.



This versatile room is the beating heart of the house. The perfect spot for all the family to enjoy or for friends to enjoy a glass of wine whilst the chef of the house prepares food. The dining area sits just adjacent to the glazed wooden doors leading to the lounge and the kitchen, This space is ideal for those special gatherings, or just evening meals with the family.



Family room - Entered via wooden door from the hall, this versatile space is currently being utilised as second lounge by the current owner, with oak veneered flooring, the room is flooded with light from the west facing garden through the numerous double glazed windows, combined with the patio doors. It could easily be a playroom or a teenage hang out. With a fully insulated roof and two radiators, it's a room that can be used all year round. The patio doors lead to the rear garden allowing you the opportunity to bring the outside in on warm summer evenings.



Laundry room - Accessed from the hall through a wooden door it was originally part of the garage, but has been created to provide the perfect place for all your laundry needs, with wall and base units and complementary worktops over. Plumbing for washing machine, space for a tumble dryer and under counter fridge.

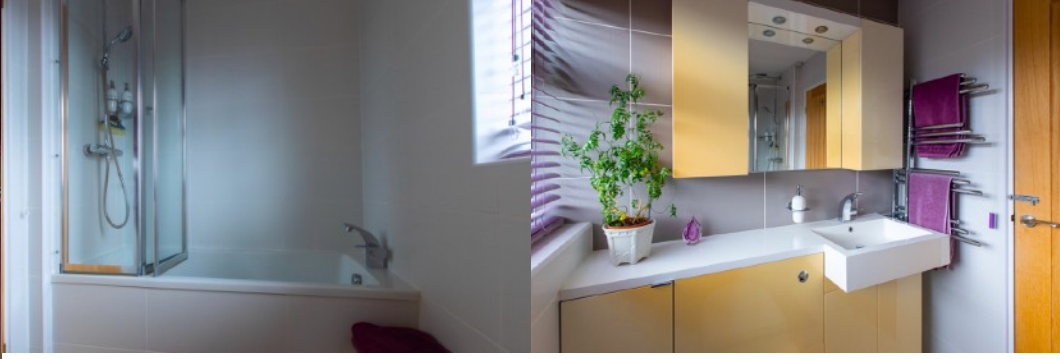
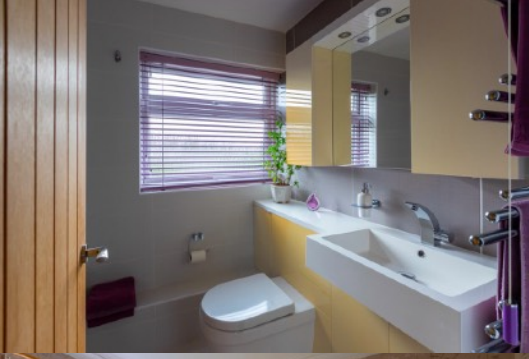


First Floor Landing - The landing area provides access to all four bedrooms, cleverly created shower room & modern family bathroom, it also allows access to the part boarded loft via integrated ladder, where you will find a wall mounted gas combination boiler.

Master Bedroom - Fitted with double wardrobes, this master bedroom can accommodate a king size bed and has plenty of room for everyones storage needs, yet still spacious with a great view of the rear garden. Laminate flooring and radiator.

Bedroom Two - A mirror image of the master, this double bedroom, with rear aspect has plenty of space for additional storage and a double bed, over looking the rear garden and views beyond. Laminate wood flooring and radiator.

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Bedroom Three - This large front aspect room offers ample space. Currently used as an occasional bedroom, it again has plenty of space for all your storage needs. Laminate flooring and radiator.

Bedroom Four - This bedroom is currently utilised as the study, it offers space for a single bed, space for wardrobe and chest of drawers (if so wished) or as its currently used a study/home office. Carpet flooring and radiator. Window overlooking front garden.

Family Bathroom - A panelled bath with shower over, provides the perfect spot to soak away those aches and pains of the day. With accompanying white w.c. and sink integrated into the vanity unit, obscured window to the front. This bathroom again reflects the rest of the property, where every little thing has been considered. Fully tiled walls and flooring. Feature radiator.

Shower room - Previously home to the hot water tank and airing cupboard, the current owners have cleverly created an additional shower room for the household.

Outside

Front - Drive provides off road parking for two cars, leading to the garage and front entrance. Gated access to the rear of the house, ideal for those muddy dog walks or child's sporting activities. Well established shrubbery shelters the property from passing traffic.

Rear Garden - There are several areas to the garden. The patio area directly outside the rear patio door provides the ideal area for summer barbecues & 'al fresco dining'. Towards the rear of the property lies an additional decked area with space for a patio set to enjoy the west facing sun trap with gated access to the side. Whilst leaving the rest of this garden to well established lovingly created shrubbery borders and lawn.

Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band F

Energy Performance Certificate: Awaiting new certificate.

VIEWING - Strictly by appointment with the agents.

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Floorplan

Ground Floor:

Entrance Hall.

14'8" x 17'2" (2.28m x 5.52m) [max]

Downstairs WC.

2'10" x 7'10" (0.87m x 2.38m)

Laundry room.

8'3" x 6'9" (2.52m x 2.50m)

Family room.

16'5" x 12'11" (5.00m x 3.80m)

Kitchen/Diner.

21'4" x 11'10" (6.50m x 3.60m) [max]

Lounge.

21'4" x 10'11" (6.50m x 3.34m)

First Floor:

Bedroom 1.

12'5" x 9'8" (3.79m x 2.93m)

Bedroom 2.

9'6" x 11'1" (2.89m x 3.39m)

Bedroom 3.

8'4" x 8'7" (2.55m x 2.63m)

Bedroom 4.

6'5" x 8'5" (1.95m x 2.57m)

Bathroom Suite.

7'0" x 5'5" (2.14m x 1.65m)

Shower Room.

6'5" x 2'11" (1.96m x 0.88m)

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