

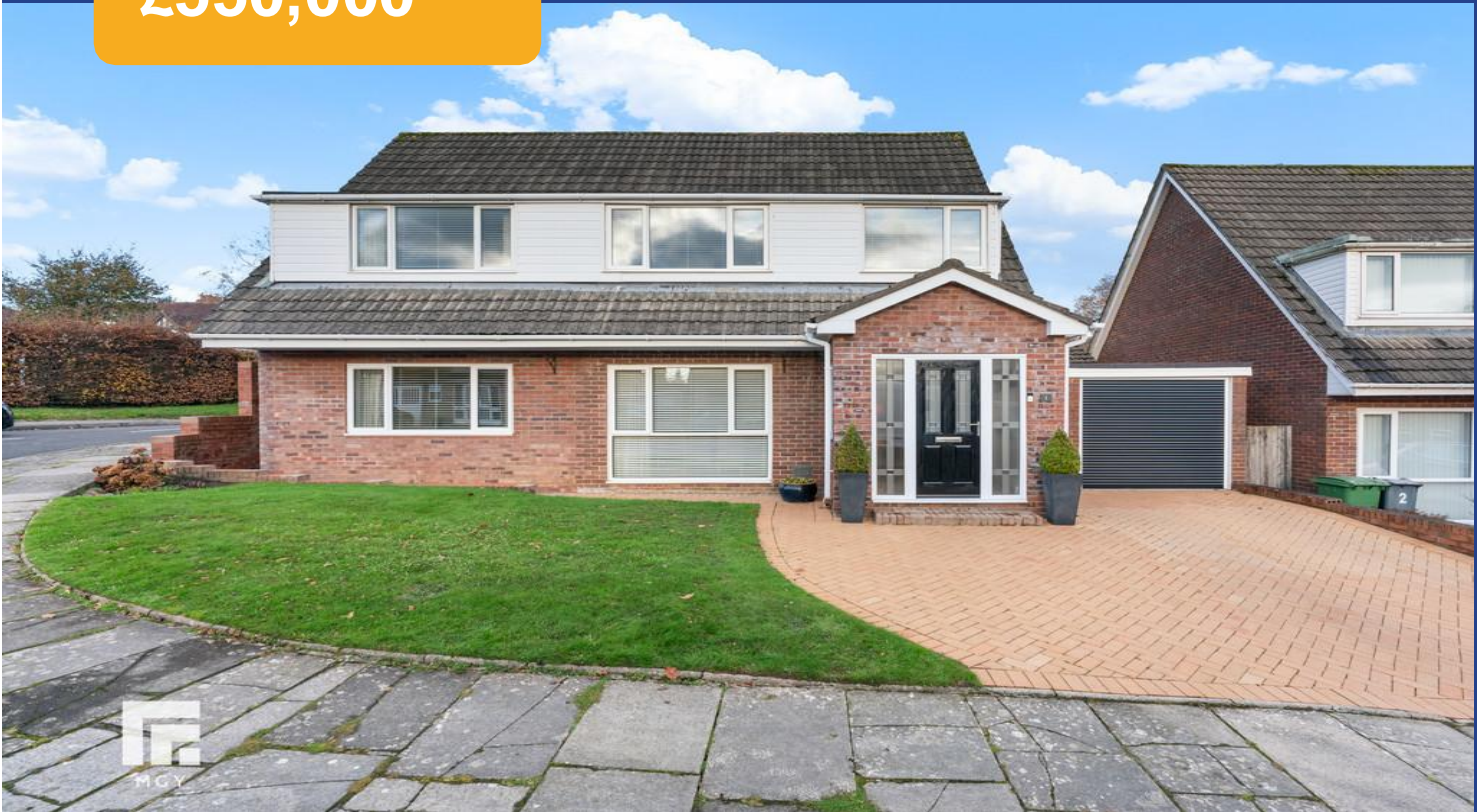
1 Parc Castell y Mynach, Creigiau, Cardiff, CF15 9NU



Estate Agents and
Chartered Surveyors

Asking Price Of

£550,000



Detached Property

4

2

1

3

Property Description

**** DETACHED PROPERTY** FOUR BEDROOMS**
EXTENDED** CUL-DE-SAC LOCATION** NO CHAIN****

An exceptional, beautifully presented four bedroom detached property in the sought after area of Creigiau. Entrance hallway, spacious family lounge, dining room/second reception room, open plan kitchen/diner, snug, utility room and WC. To the first floor; principal bedroom with large en-suite bathroom, two further double bedrooms, family shower room and fourth bedroom. Boarded loft space. Well maintained, enclosed rear garden. Block paved driveway. Storage room and garage. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 2060 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

ENTRANCE HALLWAY

Entered via a composite door with obscured glass side windows; a spacious, bright and airy hallway. Under-stairs storage cupboard. Two uPVC windows; one to each side. Tiled flooring with under floor heating. Spotlights. Doors leading to the kitchen and main reception room. Oak and glass staircase leading to first floor.

LOUNGE

29' 6" x 13' 7" (9.0m x 4.16m)

An exceptional, spacious family lounge. 'Chesney' gas stove with slate hearth. Two radiators. Spotlights. uPVC window to front. Oak flooring. Bifold doors opening into the well maintained rear garden.

DINING ROOM/ SECOND RECEPTION ROOM

12' 10" x 11' 4" (3.93m x 3.47m)

Large uPVC window to front; a well presented dining room. Ample space for dining room table. Radiator. Gas fire with stone mantle piece and hearth. Large uPVC window to front. Continuation of oak flooring .

KITCHEN/DINING ROOM

18' 9" x 16' 1" (5.74m x 4.91m)

A spacious open plan kitchen/dining room. Appointed along three sides, low and eye level cupboards beneath black granite worktops, inset 1.5 bowl stainless steel sink with chrome mixer tap, integrated 'AEG' oven and grill, integrated 'AEG' induction hob and extractor hood, integrated low level fridge, integrated dish washer. Ample space for dining room table. Breakfast bar. Granite upstands. Spotlights. Underfloor heating. French door and large window to rear. uPVC window above sink. Oak door leading to snug.

SNUG/THIRD RECEPTION ROOM

10' 11" x 10' 10" (3.33m x 3.31m)

A versatile space currently being used as a third reception room. Oak effect Amtico flooring. Radiator, French door and large window to rear. Doors to utility room and cloakroom.

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CLOAKROOM

7' 0" x 2' 7" (2.15m x 0.81m)

Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, radiator and extractor fan. Tiled splashback. Glass panel to roof. Continuation of oak effect Amtico flooring.

UTILITY ROOM

8' 3" x 6' 8" (2.53m x 2.04m)

Appointed along one side, low and eye level high gloss cupboards beneath laminate top, stainless steel sink with chrome mixer tap and drainer. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Tiled splashback and flooring. Panelled ceiling and spotlights.

FIRST FLOOR

LANDING

A spacious landing area with tall storage cupboard. Access to loft space. uPVC window to side. Oak and glass banister. Oak doors leading to bedrooms and family shower room.

BEDROOM ONE

17' 4" (max) x 15' 5" (5.3m x 4.7m)

A spacious principal bedroom. Radiator. Window to front. Door to en-suite.

ENSUITE

13' 5" x 8' 2" (4.10m x 2.5m)

An exceptional, modern en-suite bathroom. White suite comprising of low level WC, twin wash hand basins with chrome mixer taps and vanity, Walk-in double shower with large chrome rainfall shower head to ceiling, chrome wall shower, glass shower screen, free standing bath with floor mixer tap and hand held shower. Chrome heated radiator. Cupboard with oak door housing 'IDEAL' combi gas central heating boiler. Shaving point. Extractor fan. Spotlights. Underfloor heating. Half wall tiling. Tiling to splashbacks. Tiled flooring. Obscured glass window to rear with wooden shutters.

BEDROOM TWO

10' 9" x 10' 3" (3.30m x 3.13m)

A second double bedroom. Space for wardrobes. Radiator. Window to rear.

BEDROOM THREE

9' 10" x 9' 6" (3.0m x 2.90m)

A third double bedroom. Radiator. Space for wardrobes. Window to front.

BEDROOM FOUR

8' 6" x 7' 4" (2.6m x 2.26m)

Currently being used as an office, a fourth bedroom. Radiator. Window to front.

FAMILY SHOWER ROOM

6' 9" x 8' 11" (2.08m x 2.72m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass screen and door. Chrome heated towel rail. Inset shelf with wall mirror, spotlights and shaving point. Tiled walls and flooring. Obscured glass window to rear with wooden shutters.

OUTSIDE

REAR GARDEN

A well maintained, enclosed rear garden. Paved, stone patio area wrapping around a large area laid to lawn. Brick walled planter with mature shrubs. Wooden shed with stone area. Bordered by timber fence, wall and hedges. Outside power socket. Outside hot and cold taps. Outside light. Timber gate to side for access.

FRONT

Laid to lawn with block paved driveway with parking for two vehicles. Timber gate to side for access to rear garden. Electric car charger.

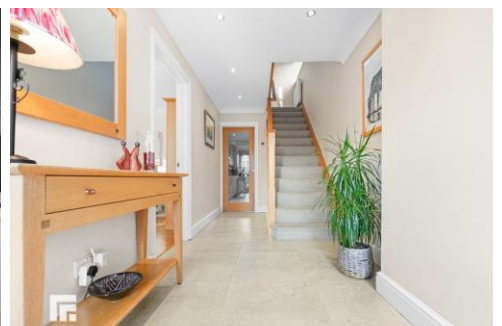
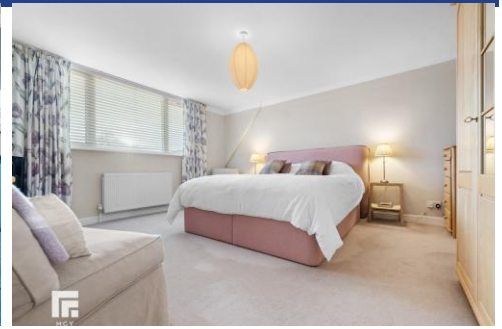
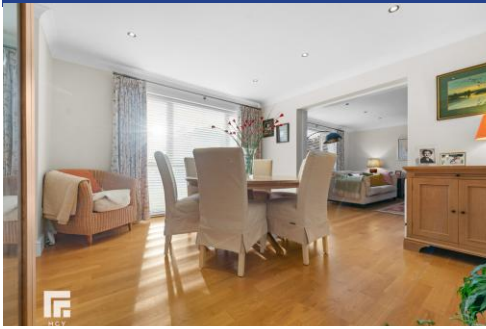
SIDE STORAGE

Storage area with uPVC door. Shelving. Power and lighting.

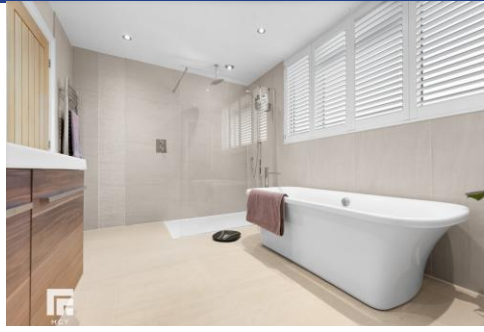
GARAGE

For storage. Electric door with power and lighting.

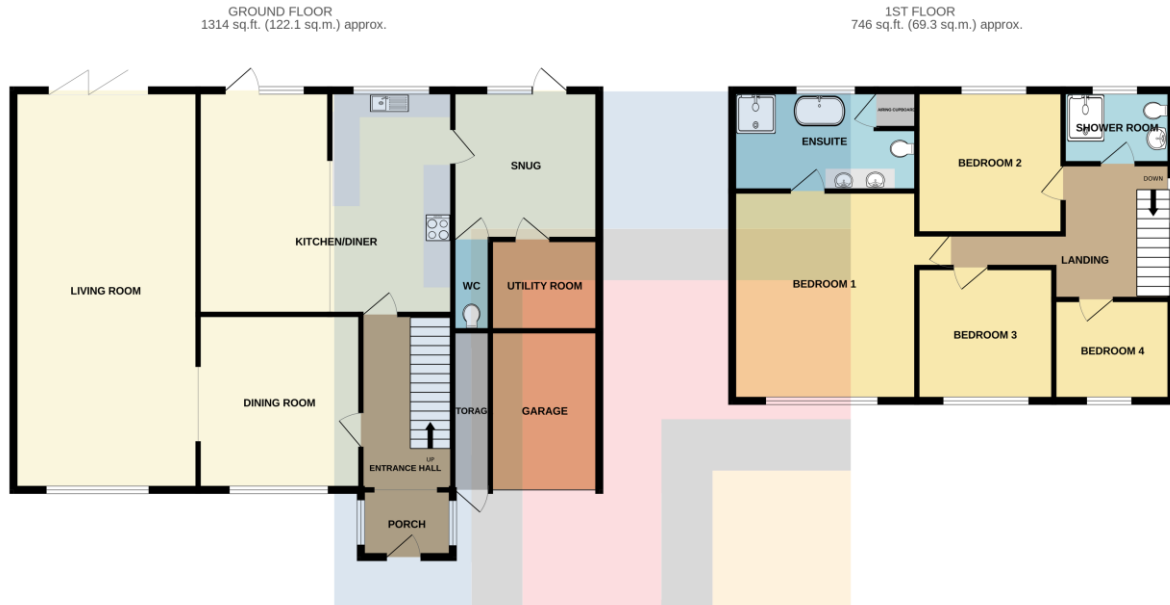
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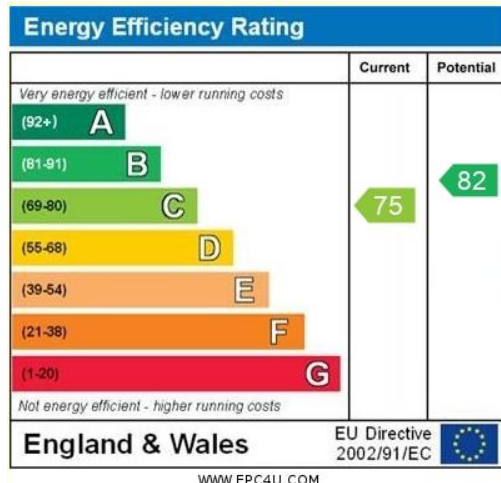
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TOTAL FLOOR AREA : 2060 sq.ft. (191.4 sq.m.) approx.

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