



TYR ARDD CARDIFF ROAD
CREIGIAU
CARDIFF CF15 9NL

ASKING PRICE OF
£725,000



DETACHED PROPERTY



4



2



3



3

**** DETACHED PROPERTY ****

ARCHITECTURAL DESIGN ** FOUR DOUBLE BEDROOMS ** LARGE LANDSCAPED REAR GARDEN **

DRIVEWAY AND GARAGE ** A unique, beautifully presented, four double bedroom property in the sought after area of Cregiau. Entrance hallway, study, WC, open plan kitchen/dining room, utility room and conservatory. Stairs going down to a spacious family lounge. On the first floor is a large landing area and spacious double bedroom. To the second floor; a superb master bedroom with en-suite bathroom, two further double bedrooms and family bathroom. Landscaped rear garden backing onto woodland area. Driveway, carport and single garage . EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 1903 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

This property is situated in the popular location of Cregiau which is set in semi-rural surroundings. Cregiau has a village shop as well as recreational facilities, a public house and golf club. It also has an excellent primary school as is within the Radyr comprehensive school catchment area.

ENTRANCE

ENTRANCE HALLWAY

19' 11" x 4' 10" (6.08m x 1.49m)

Entered via a uPVC door with obscured glass feature panels, a welcoming hallway. Radiator. Solid oak flooring. Doors to all rooms. Steps leading to lower ground floor lounge. Stairs to first floor.

STUDY

9' 8" x 7' 2" (2.97m x 2.19m)

A versatile room currently being used as a study. Radiator. uPVC window to front.

CLOAKROOM

7' 11" x 4' 0" (2.42m x 1.24m)

White suite, combined low level WC with bowl wash hand basin, chrome mixer tap and vanity. Electric radiator. Tiled splashback. Solid oak flooring. Obscured glass window to side.

KITCHEN/DINING ROOM

18' 2" x 12' 10" (5.55m x 3.93m)

Appointed along three sides, high and low level cupboards beneath black granite worktops, inset 1.5 bowl stainless steel sink with chrome mixer tap, integrated five ring 'NEFF' gas hob, two integrated single ovens, and integrated 'NEFF' dishwasher. Ample space for dining table. Tiled flooring in kitchen. Oak flooring in dining room area. Spotlights. uPVC window to rear. Archway through to utility room.

UTILITY ROOM

7' 11" x 6' 2" (2.43m x 1.88m)

Appointed along two sides, white high and low level cupboards beneath black granite worktops, inset single bowl stainless steel sink with chrome mixer tap, integrated fridge freezer, integrated 'NEFF' microwave. Plumbing for washing machine. Space for tumble dryer. Wall hung gas central heating boiler. Continuation of tiled flooring from kitchen. Obscured glass uPVC French door to side.

CONSERVATORY

11' 0" x 10' 11" (3.37m x 3.35m)

A good sized conservatory overlooking the beautiful manicured, sunny rear garden. uPVC windows. uPVC door to side opening onto patio area. Solid oak flooring.

LOWER GROUND

20' 0" x 12' 9" (6.1m x 3.9m)

Stepping down from the ground floor, a spacious family lounge. Electric fire place with stone mantelpiece and hearth. Two radiators. Round, obscured glass window to side. uPVC window to front. uPVC sliding doors opening into the beautifully landscaped, rear garden.

FIRST FLOOR

LANDING

10' 2" x 6' 2" (3.10m x 1.89m)

A pleasant landing area. Two built in cupboards. Radiator. uPVC window to front. Stairs to second floor. Door to bedroom.



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BEDROOM TWO

12' 9" x 12' 11" (max)(3.91m x 3.95m)

A second double bedroom. Ample space for wardrobes. Radiator. Deep bay, dormer window looking out to garden and woodland.

SECOND FLOOR

LANDING

Built in cupboard. Access to roof space. Doors to all rooms.

BEDROOM ONE

15' 9" x 15' 3" (4.81m x 4.66m)

A very spacious primary bedroom. Radiator. Fitted corner wardrobes to one side. Built in cupboards. Deep bay, dormer window to front. Door to en-suite.

ENSUITE BATHROOM

7' 9" x 7' 9" (2.38m x 2.38m)

Off white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome shower and folding glass shower screen. Shaving point. Chrome heated towel rail. Tiled walls and flooring. Velux window to front.

BEDROOM THREE

14' 8" x 8' 5" (4.48m x 2.57m)

A third double bedroom. Fitted wardrobe and over bed cupboard to one side. Radiator. Large Velux window to rear.

BEDROOM FOUR

10' 11" x 9' 5" (3.34m x 2.88m)

A fourth double bedroom. Radiator. Large Velux window to rear.

FAMILY SHOWER ROOM

7' 10" x 5' 10" (2.40m x 1.78m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, shower cubicle with dual headed chrome shower, panelled splashbacks and glass screen. Shaving point. Cream heated towel rail. Tiled walls. Tiled flooring. Obscured glass window to side.

OUTSIDE

REAR GARDEN

Bordered by a stone wall and mature laurel hedge, a large, landscaped, enclosed rear garden. Laid to lawn with a stone paved patio area. Pathway leading to the bottom end of garden with a wooden summer house. Mature shrubs and plants surround the well manicured garden. Steps leading down from conservatory to a further patio/seating area. Outside tap. Outside power socket. Timber gates to both sides for access.

FRONT GARDEN

Bordered by a stone wall, opening onto a stone driveway with carport and parking for up to three vehicles. Wooden sleeper planters with slate chipping and mature plants and shrubs. Paved pathway to one side leading to timber gate rear garden. Timber gate to other side for access.

GARAGE

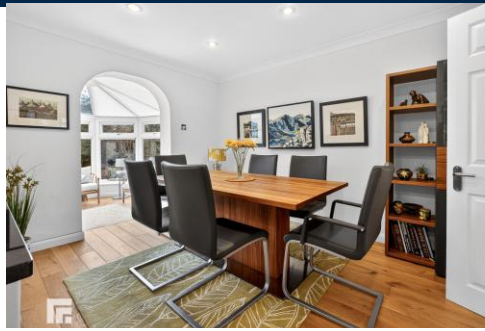
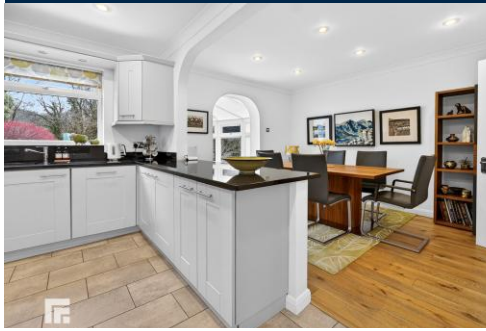
Single garage with electric door.

CAR PORT

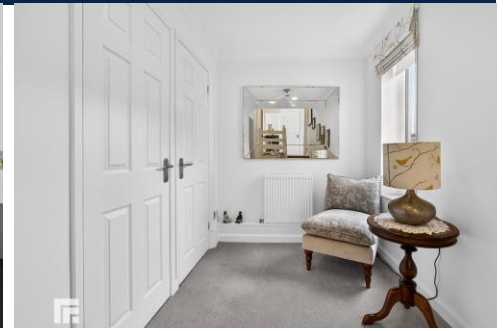
Including access for electric car charging unit.



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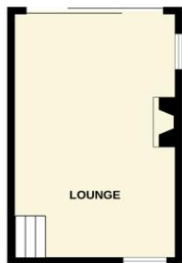


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LOWER GROUND
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR
752 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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