



14 QUEEN CHARLOTTE DRIVE  
CREIGIAU  
CARDIFF CF15 9NY

£525,000



DETACHED PROPERTY



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**\*\* FOUR BEDROOM DETACHED \*\* SOUGHT AFTER LOCATION \*\* NO CHAIN \*\*** A well presented & spacious four bedroom detached family home on a sought after close in the desirable village of Creigiau. Large entrance hallway, cloakroom, spacious lounge, sizeable dining room, garden room, neat fitted kitchen/breakfast room and utility. To the first floor is a good sized landing area, four good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Paved patio and lawned rear garden. Lawned garden to front. Driveway leading to the Garage/store. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,772 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **LOCATION**

The property is situated in Creigiau, a semi rural village close to Cardiff. Creigiau has a village shop as well as recreational facilities, a public house and golf club. It also has an excellent primary school and is within the catchment area for Radyr Comprehensive school and Ysgol Gyfun Plasmawr.

#### **ENTRANCE HALLWAY**

20' 0" x 8' 6" (6.10m x 2.60m)  
Approached via a wood panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Radiator.

#### **CLOAKROOM**

White suite comprising low level wc and wash hand basin. Tiled splashback. Laminate flooring. Window to side. Radiator.

#### **LOUNGE**

16' 7" x 12' 4" (5.07m x 3.77m)  
With deep silled bay window to front, an excellent sized primary reception. Feature fireplace with wooden surround. Two radiators.

#### **DINING ROOM**

12' 4" x 12' 3" (3.78m x 3.75m)  
An excellent sized family dining room with ample space for large dining table. Double doors to garden room. Radiator.

#### **GARDEN ROOM**

9' 10" x 7' 10" (3.01m x 2.40m)  
Overlooking the rear garden. French doors to the rear garden. Tiled flooring. Radiator.

#### **KITCHEN/BREAKFAST ROOM**

17' 10" x 8' 11" (5.46m x 2.72m)  
Well appointed along two sides in Maple wood panelled fronts beneath a mix of granite and Maple wood worktops. Inset two bowl sinks. Freestanding cooker to remain with concealed cooker hood above. Plumbing for dishwasher. Space for under counter fridge or freezer. Two windows to rear. Tiled splash back. Door to side. Ample space for breakfast table. Radiator. Door to utility room.

#### **UTILITY ROOM**

8' 5" x 5' 4" (2.59m x 1.63m)  
With units and worktop to one side. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Tiled splash back.



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## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the large central landing area. Access to roof space.

### BEDROOM ONE

16' 8" x 12' 4" (max)(5.10m x 3.77 m)

Overlooking the quiet close, an excellent sized primary bedroom. A range of fitted wardrobes to one side. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

8' 9" x 7' 1" (2.68m x 2.18m)

A sizeable ensuite comprising low level wc, wash hand basin and shower cubicle. Wall tiling to half height. Window to front. Electric shaver point. Radiator.

### BEDROOM TWO

12' 5" x 12' 4" (3.79m x 3.77m)

Overlooking the rear garden, a second double bedroom. Built out airing cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

### BEDROOM THREE

12' 1" x 8' 3" (3.70m x 2.54m)

Aspect to rear, a further double bedroom. Built in wardrobe with sliding fronts. Radiator.

### BEDROOM FOUR

12' 0" x 8' 3" (3.67m x 2.54m)

With french doors opening to the balcony to front, a good sized fourth bedroom. Built in wardrobe with sliding fronts. Radiator.

### FAMILY BATHROOM

8' 8" x 8' 3" (2.65m x 2.52m)

Comprising low level wc, wash hand basin and panelled bath and shower cubicle. Tiled splash back. Radiator.

## OUTSIDE

### REAR GARDEN

Enjoying a south westerly aspect paved patio leading onto an area of lawn. Area of lawn continuing to side access. Enclosed by hedgerow to rear boundary.

### FRONT GARDEN

Large area of lawn and shrubbery to front. Driveway to garage. Steps to front door. Side access open to either side.

### GARAGE/STORE

11' 10" x 8' 5" (3.61m x 2.58m)

With up and over access door. Power and lighting. Window to side. Lower level storage beneath utility room.



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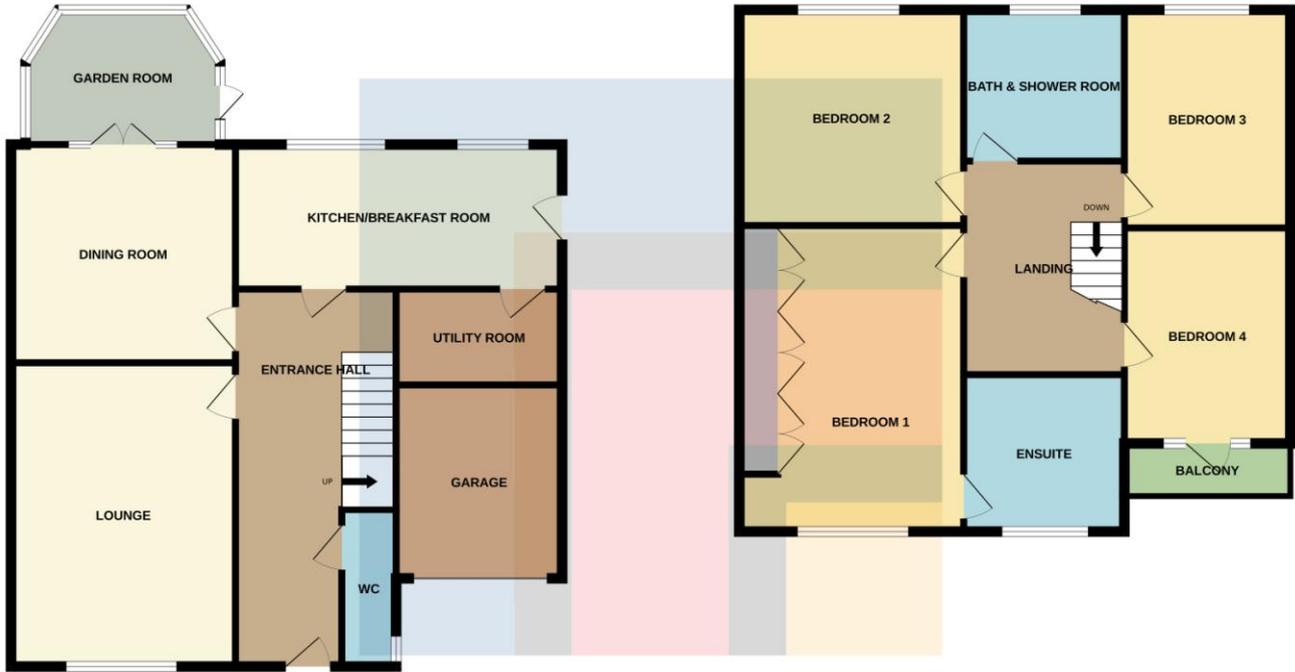
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GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.7 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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