

Tynant Road, Creigiau CF72 8FG



Estate Agents and
Chartered Surveyors

Asking Price Of

£1,875,000



Detached House



Property Description

**** SET WITHIN 4 ACRES ** WITH ANNEX ****

An exceptional opportunity to acquire this executive detached home set within private grounds of approximately four acres, on the outskirts of Creigiau village. This outstanding property offers multi-generational living with its own self-contained annexe which can be accessed via the main house or its own entrance. The tastefully designed accommodation offers underfloor heating throughout, and briefly comprises; entrance hall, shower room, open plan kitchen/dining/family room, utility room, pantry, lounge, study, FIVE DOUBLE BEDROOMS, two en-suites plus a Jack & Jill bathroom, all superbly appointed. The separate annex comprises entrance hall, cloakroom, lounge/dining room, fitted kitchen, bedroom with en-suite shower room plus the converted garage with three reception rooms and a Calor Gas boiler. Gravelled driveway with parking for numerous vehicles. Incredible gardens with outdoor dining area. Carport, garage/store room, large wooden barn. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 4329 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via solid wooden door with glass side panels. Floor to ceiling double glazed panels to one side with open views to front aspect. Tiled flooring with underfloor heating. Dark oak open tread staircase to first floor with glass panels. Feature stone wall. Open into cloaks area with fitted storage unit provided. Wooden door into;

SHOWER ROOM

Double glazed window to side elevation. Superbly appointed with fully tiled walk in shower with 'Bristan' rain shower and glass screen. Circular wash hand basin set in vanity unit and low level wc. Tiled splashbacks, tiled floor with underfloor heating.

BOILER/ UTILITY ROOM

This room houses the ground source heat pumps together with plumbing for washing machine and tumble dryer and Calor gas hob. The property is served by mains water and mains electric with calor gas provided to this room as back up. There is a septic tank and soak away system.

OPEN PLAN LIVING/DINING/KITCHEN

41' 7" x 19' 4" (12.7m x 5.9m)

A superb spacious open plan living area with feature full height glass and sliding doors to one wall opening on to patio area and gardens. Continuation of tiled flooring with underfloor heating. Feature double sided log burner. Inset spotlights to ceiling, tv point and numerous power points. Electric fitted blinds. Kitchen area has an Island with 'Neff' induction hob with concealed extractor unit, range of base, wall and drawer units with complementing Corian work surfaces. Two built in eye level 'Neff' double ovens. Continuation of floor tiles with underfloor heating. Separate area with base units, sink unit with mixer tap and 100 degree tap. Inset spotlights to ceiling. Built in 'Neff' microwave, integrated fridge and dish washer. Inset spotlights and power points. Air conditioning unit.

PANTRY

A spacious walk-in pantry with built in storage units and shelving. Marble tiled flooring.

LOUNGE/TV ROOM

16' 10" x 13' 1" (5.15m x 4.00m)

Double glazed picture window overlooking rear gardens. Continuation of tiled flooring with underfloor heating. Wired for ceiling lights and wall lights. Power points and tv point.

STUDY

7' 2" x 8' 10" (2.20m x 2.70m)

Double glazed window to side elevation. Tiled flooring. Built in wooden desk and two fitted shelves. Inset spotlights, telephone point and power points. Marble flooring.

FIRST FLOOR

A versatile gallery landing area currently laid out as a sitting room, this could also be adapted to be a further bedroom. Glass panels, overlooking open plan living area and superb garden views. Large built in linen/storage cupboard.

MASTER BEDROOM

20' 0" x 12' 5" (6.1m x 3.8m)

A superb principal bedroom with full height glass sliding doors leading to 'Juliette' balcony with fitted electric blinds. Dressing area with two windows to front elevation, wooden flooring and power points. Carpet to bedroom area. Inset spotlights to ceiling with two wall lights to panel behind bed. Power points and tv point. Large walk in dressing room with hanging and shelving, wooden flooring. Air conditioning unit.

EN-SUITE

Superbly appointed master en-suite with window to front elevation. Fully tiled walk in shower with 'Bristan' shower and glass screen. 'His and Hers' wash hand basins set in vanity units with fitted mirror fronted cabinets above. Low level wc. Tiled flooring and tiled splashbacks. Shaver point.

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BEDROOM TWO

19' 0" x 14' 3" (5.8m x 4.35m)

Double glazed sliding doors with full balcony with glass panels above providing lovely open views. Fitted dark solid wooden wardrobe to recess. Wall lights, tv point and power points. Opening into dressing area, again fitted with hanging and shelving solid wood unit. Air conditioning unit.

EN-SUITE

Large double glazed window. Free standing bath with shower attachment, modern wash hand basin set in vanity unit and low level wc. Tiled flooring and tiled splashbacks. Vanity mirror with lighting. Shaver point.

BEDROOM THREE

14' 11" x 13' 5" (4.55m x 4.1m)

Double glazed window to side elevation. Fitted shelf and dressing table. Power points and tv point.

JACK & JILL BATHROOM

Window to front elevation. Walk in fully tiled shower cubicle, wash hand basin set in vanity unit, vanity mirror above with lighting, low level wc with concealed cistern. Two full length glass panels to landing area. Tiled flooring with underfloor heating and tiled splashbacks. Inset spotlights to ceiling. Shaver point.

BEDROOM FOUR

14' 11" x 13' 5" (4.55m x 4.1m)

Double glazed windows. Inset spotlights to ceiling. Power points and tv point.

BEDROOM FIVE

12' 7" x 9' 8" (3.85m x 2.95m)

This room is currently used as a gym. Double glazed window. Vinyl flooring, inset spotlights to ceiling and power points.

OUTSIDE

The property stands in approximately four acres with private and delightful lawns to the rear. Large paved patio area and undercover outside dining area. The gardens are enclosed by an abundance of mature trees. Partly constructed timber framed barn/hobbies room/stable. Outside tap, lighting and power points. To the front of the property there is parking for numerous vehicles, a brick built storage unit with uPVC door, power and light provided. Carport. Large wooden barn. External store room/garage.

ANNEX

Entered via the main residence through the hallway into;

KITCHEN

14' 3" x 11' 10" (4.36m x 3.62m)

A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated fridge/freezer and dishwasher. Fitted electric oven and hob with extractor hood over. Tiled splash backs. Amtico flooring. Spotlights. Double glazed ceiling inside to front. Under floor heating.

HALLWAY

uPVC double glazed sliding doors to front courtyard. Opening to store room, steps down to converted garage. Spotlights. Doors to lounge, reception two/bedroom WC and strode cupboard.

LOUNGE

20' 10" (max)x 13' 0" (6.36m x 3.97m)

Feature has fireplace with stone surround and marble hearth. Amtico flooring. Underfloor heating. Spotlights. Double glazed window and external door to side.

RECEPTION TWO/BEDROOM

16' 5" x 13' 1" (5.019m x 4.00m)

Double glazed window to side. Spotlights. Amtico flooring. Under floor heating. Door to:

ENSUITE

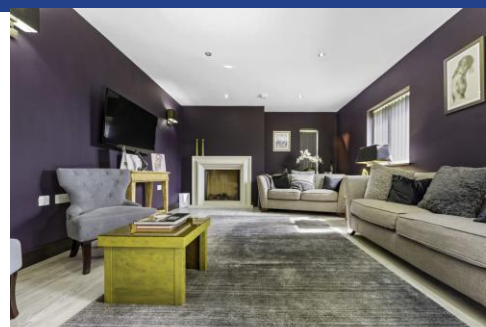
7' 7" x 6' 9" (2.32m x 2.06m)

Modern low level WC, pedestal wash hand basin and walk-in shower mixer shower with glass screen. Double glazed window to front. Ladder radiator. Spotlights and extractor fan.

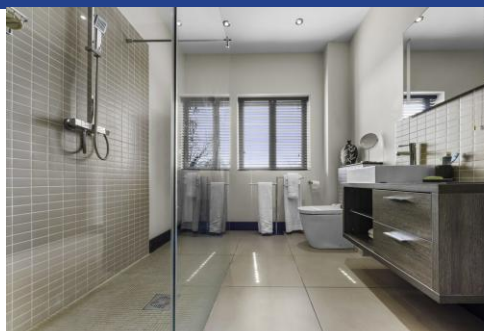
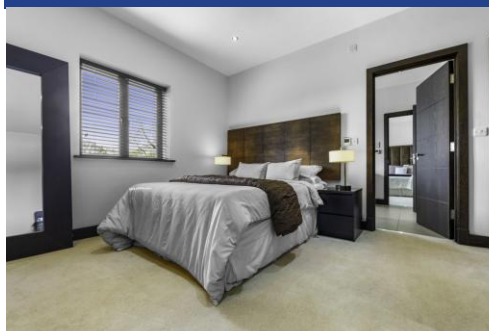
CONVERTED DOUBLE GARAGE

Currently split into three reception rooms and WC. Gas boiler (Calor). Amtico flooring. Spotlights and LED lighting. Two electric roller shutter doors with uPVC double glazed window and door to front courtyard.

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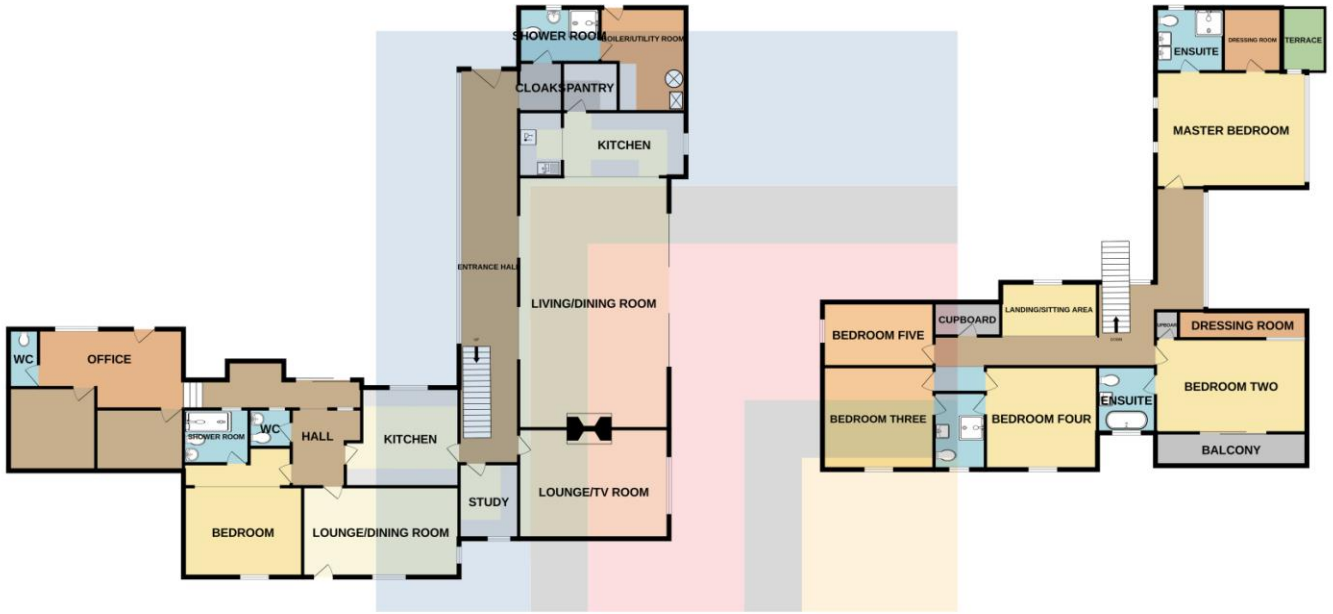
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GROUND FLOOR
2717 sq.ft. (252.4 sq.m.) approx.

1ST FLOOR
1611 sq.ft. (149.7 sq.m.) approx.



TOTAL FLOOR AREA : 4329 sq.ft. (402.1 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	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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