

5 Brummell Drive
Creigiau | Cardiff | CF15 9NX



Detached House | Asking Price Of £349,950



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PROPERTY DESCRIPTION

** NO CHAIN ** IN POPULAR AREA ** A Georgian style family home situated in the popular semi-rural village of Creigiau. This spacious detached property offers entrance hall, 24ft lounge, dining room, kitchen/breakfast room and cloakroom. To the first floor there are four double bedrooms and family bathroom. Spacious driveway to front and garden to rear. Detached single garage. Gas central heating. In need of modernisation.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,367 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the sought after semi-rural Creigiau area of Cardiff with good access links to the M4 motorway. Local amenities include a good primary school, doctors surgery and pharmacy, tennis, cricket, netball and archery clubs, also within walking distance to an 18 hole professional golf course. The village has a Tesco Express shop with Post Office, a public house and restaurant all within walking distance. There is also a regular bus service to and from the City Centre and the village is in the catchment area for Radyr Comprehensive school.

ENTRANCE

Entered via block paved pathway to decorative arch shaped doorway. Wooden door with glass panes leading into the hallway.

ENTRANCE HALL

16' 8" x 6' 2" (5.09m x 1.89m) Large entrance hall with doors to lounge, dining room, kitchen/breakfast room and cloakroom. Stairs to first floor. Radiator.

LOUNGE

25' 0" x 11' 11" (7.64m x 3.64m) uPVC double glazed bay window to front plus double glazed French patio doors to rear garden. Radiator plus central heating convector fan by the patio doors.

DINING ROOM

12' 7" x 10' 0" (3.85m x 3.05m) uPVC double glazed window to front aspect. Radiator. Serving hatch to kitchen/breakfast room. Internal glazed wall screen to the hallway.

KITCHEN/BREAKFAST ROOM

11' 11" x 10' 0" (3.64m x 3.05m) uPVC double glazed window overlooking rear garden plus door. Fitted base and wall units incorporating stainless steel sink unit. Quarry tiled flooring and part tiled walls. Plumbed for washing machine. Cupboard housing boiler.

CLOAKROOM

Low level WC and pedestal wash hand basin. Double glazed window to rear. Quarry tiled flooring.

FIRST FLOOR

Landing with double glazed window to front. Quarter galleried landing with doors to four bedrooms and bathroom. Fitted storage cupboard.

MASTER BEDROOM

12' 5" x 11' 10" (3.81m x 3.62m (max)) uPVC double glazed window to rear aspect. Radiator. Door to en-suite. Large built in storage/wardrobe.

EN-SUITE

7' 1" x 4' 0" (2.17m x 1.24m) Fitted with low level WC, shower cubicle and pedestal wash hand basin. Tiled splash backs. Window to rear.

BEDROOM TWO

12' 8" x 10' 0" (3.87m x 3.06m) uPVC double glazed window to front. Radiator.

BEDROOM THREE

11' 10" x 10' 0" (3.62m x 3.06m) uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

11' 11" x 8' 1" (3.63m x 2.46m) uPVC double glazed window to front. Radiator. Large built in storage/wardrobe.

FAMILY BATHROOM

8' 8" x 4' 2" (2.66m x 1.29m) uPVC double glazed window to rear. Suite comprising panelled bath, pedestal wash hand basin and WC. Tiled splash backs. Radiator.

OUTSIDE

REAR GARDEN

Rear garden is 50% paved with the remaining shrub and perennial bed landscaped at various levels. Enclosed with mature hedges. Pond. Access to driveway and garage.

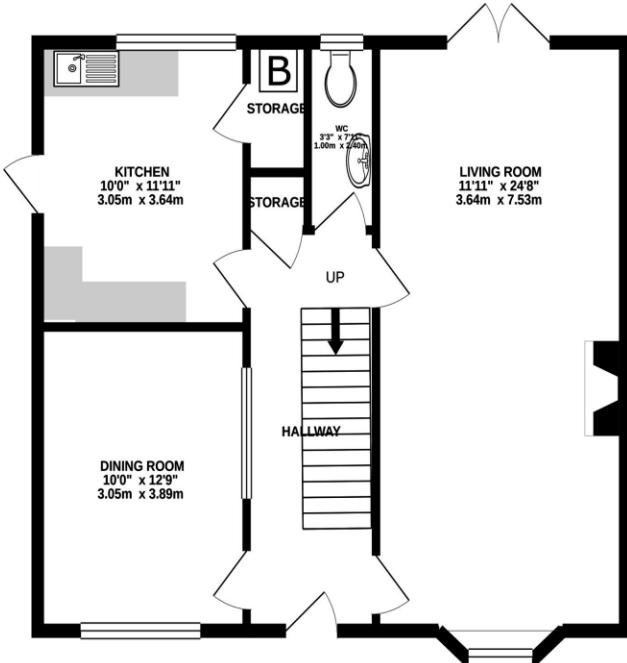
GARAGE

Detached single garage with up and over door. Window to side.

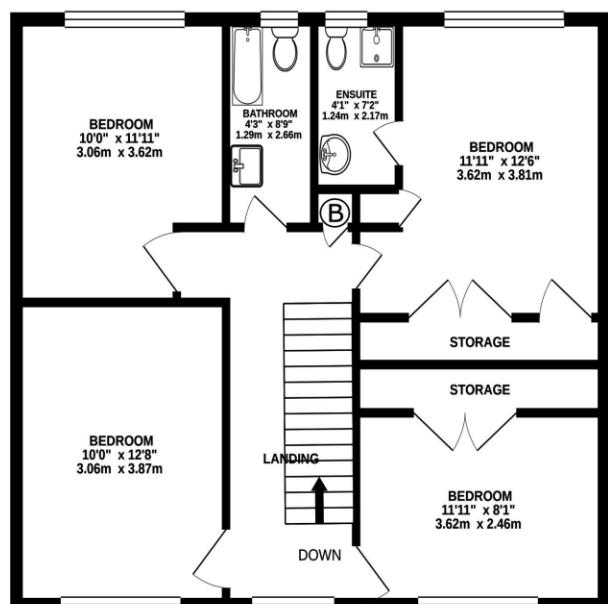


FLOORPLANS

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



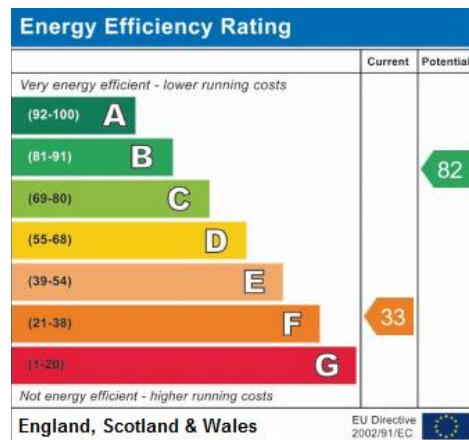
1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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