



**2 BRYN BRIALLU**  
**CREIGIAU**  
**CARDIFF CF15 9PR**

ASKING PRICE OF  
**£599,950**



**DETACHED HOUSE**



**4**



**3**



**3**



**2**

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION\*\* HIGH SPECIFICATION THROUGHOUT\*\* A**  
Beautifully presented four bedroom detached house two en-suites, in the semi-rural location of Creigiau within 7 miles of Cardiff City Centre, near Canada Lakes. Features a 37 ft open plan living/dining/kitchen space plus a separate large lounge, utility room and cloakroom. To the first floor there are four bedrooms two with ensuites and a family bathroom. Generous rear garden. Driveway with parking for 3 cars plus an integral double garage. EPC Rating: B

#### DESCRIPTION

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#### 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 and Ysgol Gyfun Plasmawr.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### ENTRANCE

##### ENTRANCE HALLWAY

5' 8" x 14' 8" (1.75m x 4.48m)

Doors leading to all ground floor rooms.

##### LOUNGE

14' 10" x 17' 2" (4.53m x 5.24m)

Dual aspect windows for front and side. Open fire place

##### KITCHEN/DINING/LIVING ROOM

37' 0" x 14' 3" (max) (11.28m x 4.35m)

Windows to rear and doors leading to decking area

##### UTILITY ROOM

7' 8" x 6' 9" (2.36m x 2.08m)

Window to side.

##### CLOAKROOM

3' 1" x 5' 10" (0.95m x 1.80m)

#### FIRST FLOOR

##### LANDING

6' 6" x 12' 4" (2.00m x 3.76m)

##### BEDROOM ONE

11' 1" x 11' 5" (3.40m x 3.48m)

Window to side.

##### ENSUITE

3' 11" x 11' 5" (1.20m x 3.48m)

##### BEDROOM TWO

14' 10" x 12' 1" (4.53m x 3.70m)

Window to front

##### BEDROOM THREE

12' 4" x 11' 5" (3.76m x 3.48m)

Window to rear



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### BEDROOM FOUR

14' 2" x 6' 11" (4.33m x 2.11m)

Window to front.

### BATHROOM

8' 9" x 7' 6" (2.68m x 2.29m) Window to side

### OUTSIDE

### REAR GARDEN

Wrap around garden with large decking.

### DOUBLE GARAGE



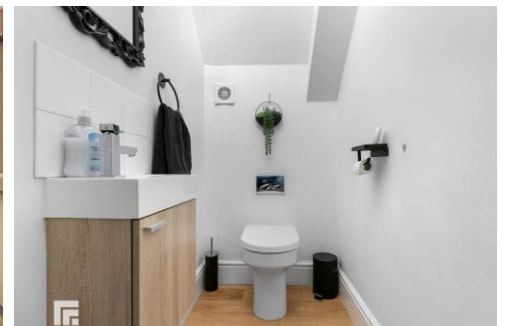


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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