



**5 BRUMMELL DRIVE**  
**CREIGIAU**  
**CARDIFF CF15 9NX**

ASKING PRICE OF  
**£595,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**1**

**\*\* BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED DOUBLE FRONTED PROPERTY\*\* SOUGHT AFTER VILLAGE LOCATION \*\* LARGE REAR GARDEN \*\*** A handsome and beautifully presented four double bedroom detached family home in the sought after village of Creigiau. Entrance hallway, cloakroom/utility room, large lounge with modern gas fireplace, spacious kitchen/dining room with integrated appliances, french doors leading to garden. To the first floor are four double bedrooms, principal ensuite shower room and a separate family bathroom. Gas central heating, double glazing. Fantastic landscaped rear garden, driveway, detached single garage. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1339 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

Neff oven and microwave. Integrated, fridge/freezer, separate fridge and dishwasher. Tiled flooring either under floor heating. Spotlights. uPVC double glazed windows to front and side, French patio doors to rear.

#### UTILITY ROOM/CLOAKROOM

8' 4" x 6' 2" (2.55m x 1.90m)

A well designed utility/WC to include low level WC, fitted base, eye level and full height units incorporating composite sink with complementary work surfaces over. Space for washing machine and tumble dryer. Tiled flooring with under floor heating. uPVC double glazed window to rear.

#### FIRST FLOOR

##### LANDING

Glass panelled banister with Oak doors to four bedrooms and family bathroom. Airing cupboard housing new gas combination boiler. Luxury Vinyl Tile (LVT) flooring. Loft access with pulldown ladder (fully insulated). uPVC double glazed window to front aspect.

##### BEDROOM ONE

12' 4" x 11' 6" (max) (3.77m x 3.53m)

Fitted wardrobes to one wall. Built-in storage cupboard. LVT flooring. uPVC double glazed window to rear with views. Radiator. Door to en-suite.

##### ENSUITE

6' 8" x 4' 7" (2.04m x 1.41m)

An immaculate suite to include low level WC, vanity enclosed wash hand basin and fitted shower cubicle with rainfall shower head and separate attachment. Fully tiled walls and floor. Column radiator. Extractor fan and spotlights. uPVC double glazed window to rear.

##### BEDROOM TWO

9' 8" x 9' 7" (2.97m x 2.93m)

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator. LVT flooring.

##### BEDROOM THREE

11' 6" x 7' 9" (3.53m x 2.38m)

Built-in wardrobe. LVT flooring. Radiator. uPVC double glazed window to front.

#### LOCATION

The property is situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.

#### ENTRANCE

Entered via block paved driveway to front door, and single garage to side. Laid to lawn with shrub borders.

#### HALLWAY

15' 6" x 6' 2" (4.73m x 1.89m)

Entered via double glazed composite door with window over, into hallway. Glazed oak doors to lounge, kitchen/diner and utility room/WC. Tiled flooring with under floor heating (wet system). Open tread oak staircase with glass panels.

#### LOUNGE

24' 3" x 11' 8" (7.41m x 3.58m)

A beautiful dual aspect lounge with uPVC double glazed bay window to front, and French patio doors to rear garden. Modern gas fireplace. Tiled flooring with under floor heating.

#### KITCHEN/DINER

24' 4" x 9' 8" (7.43m x 2.96m)

A stunning Kutchenhaus kitchen fitted with base, eye level and full height units incorporating composite sink with instant hot water tap, and complementary work surfaces. Fitted induction hob with a down-draft extractor fan. Double



# 5 BRUMMELL DRIVE, CREIGIAU, CARDIFF CF15 9NX

## BEDROOM FOUR

11' 6" x 8' 0" (3.52m x 2.44m)

uPVC double glazed window to rear with views. Radiator.  
LVT flooring.

## BATHROOM

8' 6" x 4' 8" (2.60m x 1.43m)

A stylish bathroom comprising low level WC, vanity enclosed wash hand basin and panelled bath with rainfall shower head and separate attachment. Fully tiled walls and flooring. Extractor fan and spotlights. uPVC double glazed window to rear.

## OUTSIDE

### REAR GARDEN

A fantastic rear garden which has been carefully landscaped by the current owners creating two patio seating areas, lawn and shrub borders. Boundary fence. External power points and lighting. Outside tap. Gated access to garage.

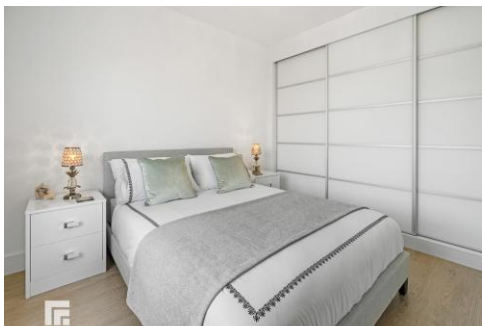
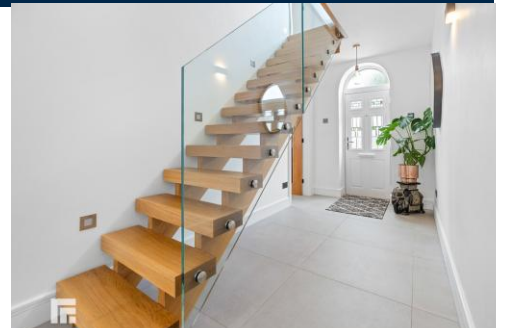
### GARAGE

A single up and over garage door. uPVC double glazed window to side. Light and power.



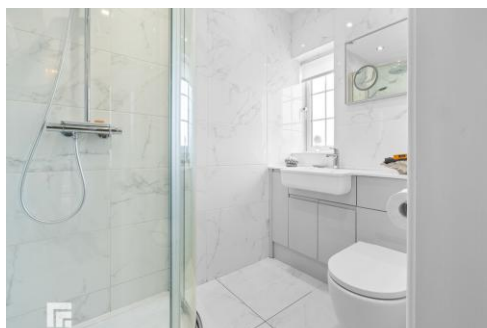
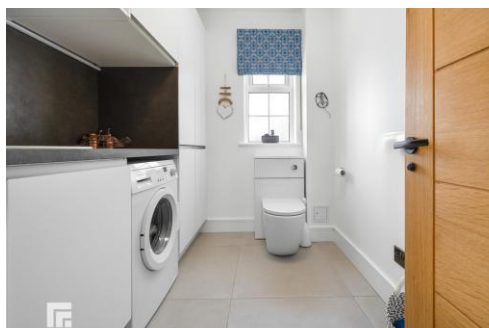


# 5 BRUMMELL DRIVE, CREIGIAU, CARDIFF CF15 9NX





# 5 BRUMMELL DRIVE, CREIGIAU, CARDIFF CF15 9NX

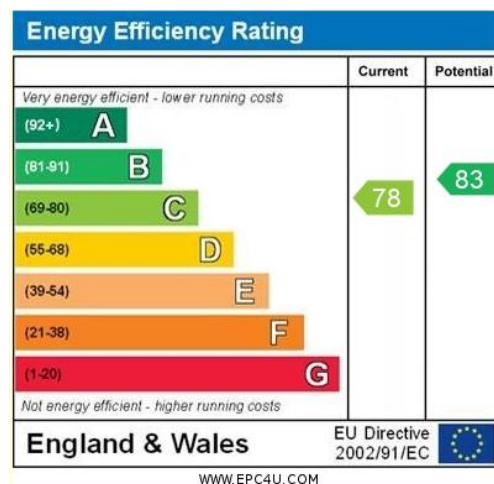


# 5 BRUMMELL DRIVE, CREIGIAU, CARDIFF CF15 9NX



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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.  
Made with Metropix ©2025



**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or other wise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**