

Brayton,

Creigiau, Cardiff, CF15 9NN



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,950



Semi-Detached Property

4

2

3

2

Property Description

**** FOUR BEDROOM SEMI-DETACHED PROPERTY **
BEAUTIFULLY PRESENTED GARDEN**THREE
RECEPTION ROOMS **** A traditional, four bedroom semi-detached home situated within the sought after village of Creigiau being close to local amenities.

The accommodation briefly comprises; entrance, porch, hallway, sitting room, lounge, kitchen/breakfast room, utility room, dining room, conservatory and cloakroom. To the first floor there are four bedrooms, family bathroom and shower room. Driveway to front and beautiful rear landscaped garden mainly laid to lawn with paved patio area. Outbuilding and single garage. EPC Rating; TBC

Tenure Freehold

Council Tax Band G

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

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

A gated driveway leading to carport and single garage. Laid to lawn with hedge and shrub borders.

PORCH

4' 11" x 2' 10" (1.50m x 0.88m)

Entered via uPVC double glazed door into porch. Feature wooden door with leaded window, into hallway.

HALLWAY

18' 8" x 6' 9" (5.71m x 2.07m)

An impressive entrance hallway with stairs to first floor. Doors to lounge, sitting room, kitchen/breakfast room, dining room and WC. Under stair storage cupboard. uPVC double glazed glass window to side. Radiator.

SITTING ROOM

13' 10" (into bay)x 12' 7" (4.24m x 3.86m)

Feature uPVC double glazed bay window to front. Gas fireplace with marble hearth. Radiator.

LOUNGE

17' 9" x 12' 9" (5.43m x 3.91m)

Feature open fire with slate hearth. uPVC double glazed bay window to front. Radiator.

KITCHEN/BREAKFAST ROOM

16' 6" x 11' 8" (5.04m x 3.58m)

Fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary granite work surfaces.

Range cooker with fitted extractor hood over. Integrated dishwasher. Tiled splash backs and flooring. uPVC double glazed window to rear. Spotlights. Space for breakfast table. Fitted wine store. Radiator. Door to utility room.

UTILITY ROOM

10' 1" x 4' 11" (3.09m x 1.52m)

Fitted base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Tiled splash backs and flooring.

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Radiator. uPVC double glazed external door to side.

DINING ROOM

11' 10" x 11' 3" (max)(3.61m x 3.43m)

Glazed double doors to conservatory. uPVC double glazed window to side. Radiator. Laminate wood flooring.

CONSERVATORY

12' 5" x 8' 7" (3.81m x 2.64m)

uPVC double glazed windows to all aspects with French patio doors to side. Plastered ceiling with spotlights. Laminate wood flooring. Radiator.

CLOAKROOM

5' 8" x 3' 9" (1.74m x 1.15m)

Vanity enclosed wash hand basin and low level W.V. Tiled flooring and splash backs. Radiator. uPVC double glazed window to side.

FIRST FLOOR

LANDING

Half galleried landing with doors to four bedrooms, bathroom, and shower room. uPVC double glazed window to side. Radiator. Loft access with pull down ladder (boarded).

BEDROOM ONE

15' 1" x 11' 7" (4.61m x 3.54m)

uPVC double glazed bay window to front. Fitted wardrobes. Radiator.

BEDROOM TWO

13' 11" x 10' 0" (to wardrobes)(4.26m x 3.06m)

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

BEDROOM THREE

12' 9" (max) x 9' 3" (3.90m x 2.83m)

uPVC double glazed window to rear. Fitted wardrobes to two walls. Radiator.

BEDROOM FOUR

11' 7" x 5' 10" (3.54m x 1.80m)

uPVC double glazed window to rear. Radiator.

BATHROOM

6' 9" x 5' 9" (2.08m x 1.76m)

The suite includes low level WC, vanity enclosed wash hand basin and corner bath with shower attachment. Tiled walls. Ladder radiator. uPVC double glazed window to rear. Spotlights. Extractor fan.

SHOWER ROOM

7' 11" x 3' 4" (2.42m x 1.02m)

Comprising low level WC, wash hand basin and fitted shower cubicle. Tiled splash backs. Laminate wood flooring. Feature double glazed stained glass window to front. Radiator. Extractor fan.

OUTSIDE

REAR GARDEN

A fantastic, landscaped rear garden mainly laid to lawn with established mature hedging, trees and colourful shrub borders. Paved patio area. Door to outbuilding. Boundary wall. Gated access to driveway.

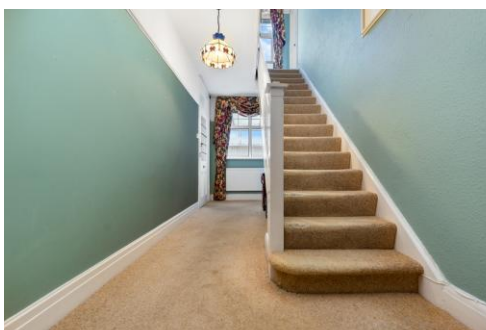
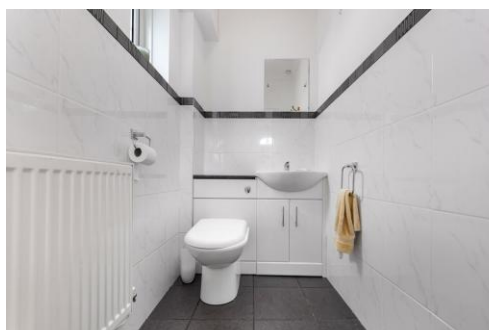
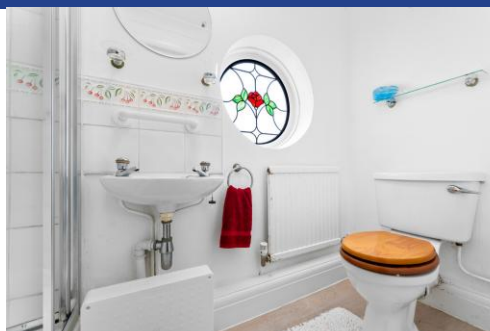
SINGLE GARAGE

An electric roller shutter door. uPVC double glazed window to side. Light and power. Water tap.

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EPC AND FLOORPLAN TO FOLLOW

Radyr 029 2084 2124

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



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