

# 11 Tregarth Court, Creigiau, Cardiff, CF15 9SY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£560,000**



Detached House

4

2

3

2

# Property Description

**\*\* FOUR BEDROOM GEORGIAN STYLE DETACHED FAMILY HOME \*\* LARGE PLOT \*\* NO CHAIN \*\*** A delightful four bedroom detached family home in a sought after Cul de sac location in the desirable village of Creigiau, located on a large plot offering potential to extend (subject to planning) and backing onto Creigiau Golf Course. Entrance hallway, cloakroom, large lounge, dining room, neat fitted kitchen/breakfast room and utility room. To the first floor are four bedrooms, primary bedroom with ensuite shower room and then there is a separate family bathroom. Gas central heating, double glazing. Delightful, enclosed rear garden. Sizeable lawns to front with driveway leading to garage. No chain. EPC Rating: D

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1273 sq ft**

**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 HALLWAY

Approached via a modern composite entrance door leading onto the entrance hallway. Staircase to first floor. Under stairs recess. Radiator.

## CLOAKROOM

Comprising low level wc, wash hand basin. Obscured glass window to rear. Radiator.

## LOUNGE

22' 10" x 11' 10" (6.98m x 3.63m)  
Overlooking the large lawned front garden and quiet close, a good sized primary reception. French doors to rear garden. Wood flooring. Feature fireplace. Two radiators.

## DINING ROOM

10' 10" x 10' 7" (3.31m x 3.24m)  
Overlooking the entrance approach, a good sized dining room. Wood flooring. Serving hatch to kitchen. Radiator.

## KITCHEN/BREAKFAST ROOM

11' 9" x 10' 9" (3.60m x 3.30m)  
Well appointed along three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Space for slot in cooker. Matching range of eye level wall cupboards. Worktop breakfast bar. Tiled flooring. Window to rear. Door to car port. Door to utility room.

## UTILITY ROOM

With units to one side. Inset stainless steel sink. Eye level wall cupboards. Plumbing for washing machine. Window to rear. Tiled flooring.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Window to front. Access to roof space. Airing cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

### BEDROOM ONE

10' 10" x 9' 10" (3.32m x 3.00m)  
Overlooking the quiet close, a good sized primary bedroom. Range of matching fitted bedroom furniture. Radiator. Door to ensuite.

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## ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin, shower cubicle with chrome shower above. Full wall tiling. Obscured glass window to side. Radiator.

## BEDROOM TWO

11' 11" x 10' 10" (3.64m x 3.31m)

Aspect to front, a good sized double bedroom. Double built in wardrobe. Radiator.

## BEDROOM THREE

12' 0" x 9' 4" (3.66m x 2.87m)

Enjoying views over the rear garden and Creigiau golf course, a third double bedroom. Built in double wardrobe. Radiator.

## BEDROOM FOUR

9' 1" x 6' 9" (2.78m x 2.08m)

Aspect to rear. Radiator.

## FAMILY BATHROOM

7' 7" x 5' 5" (2.33m x 1.67m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Full wall tiling. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

An attractive and enclosed rear garden with large paved patio leading onto an area of lawn. Various beds and borders of plants, shrubs and trees. Greenhouse. Outside taps. Side gate to driveway.

### FRONT AND GARDEN

A sizeable front garden benefiting from large areas of lawn to either side of the driveway. Long driveway leading to the carport and garage. Side access to rear garden.

### GARAGE

Detached single garage with up and over access door.

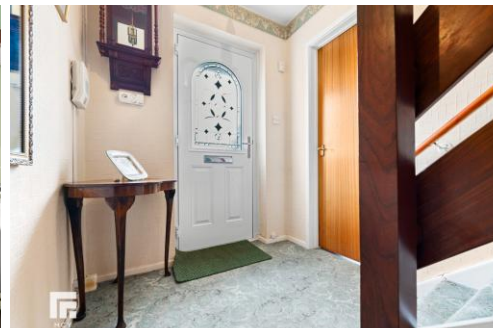
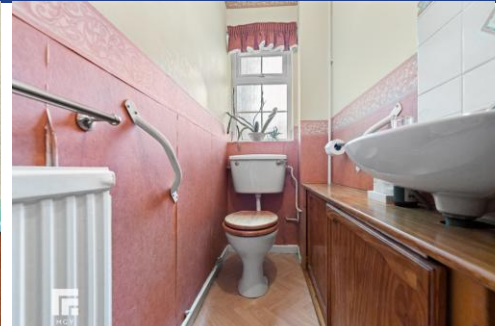


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GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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