

# 2 The Grove, Cardiff Road, Creigiau, Cardiff, CF15 9NL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£825,000**



Detached Property

4

4

5

2

# Property Description

**\*\*DETACHED PROPERTY\*\*FOUR DOUBLE BEDROOMS ALL WITH ENSUITES\*\*LARGE REAR GARDEN\*\*NO CHAIN\*\*** A beautifully presented four bedroom/four ensuite detached property on a private keyblock driveway of only four properties. Entered via a composite door leading to the large entrance hallway which doubles as a sizeable reception room, large lounge, beautiful open plan kitchen/dining/family room with folding doors to the rear garden, WC and utility room. To the first floor are four double bedrooms each with an en-suite, the primary bedroom offers a sizeable en-suite shower and bath room with large jacuzzi bath. Gas central heating. Large rear garden with composite decking, paved patio and artificial lawn, looking onto farmland. Double garage with integral door. Parking for three vehicles. EPC Rating: B

**Tenure Freehold**

**Council Tax Band H**

**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

### RECEPTION ROOM/SECOND SITTING ROOM

19' 9" x 16' 0" (6.02m x 4.89m)

Entered via a uPVC door, a spacious second lounge area. Tall uPVC window to front. Addition window to side. Pull out built in, under stair's storage. Underfloor heating. Stairs with glass balustrade leading to first floor. Door to Lounge.

### LOUNGE

15' 11" x 13' 3" (4.87m x 4.06m)

Window to front, a spacious family lounge. Tiled feature wall with inset shelves with spotlights. French doors opening onto paved patio. Additional windows to side of doors.

## KITCHEN

33' 1" x 15' 1"(max) (10.1m x 4.61m)

A spacious, beautifully presented, extended kitchen/dining/family area. Kitchen appointed along one wall with full wall cupboards housing integrated fridge/freezer, 'Smeg' integrated oven and microwave/grill. Large island with low level, high gloss cupboards beneath light grey quartz worktops, 1.5 bowl stainless steel fridge with chrome hose mixer tap, 'Smeg' integrated dishwasher and five ring gas hob with hood, wine fridge, quality laminate breakfast bar seating space. Ample space for dining table and family sofa/seating area. Part stone tiled walls with tiled flooring. Alluminium bi-fold doors to side and rear overlooking the well maintained rear garden and onto farm land. Glass roof panel. Heated flooring. Spotlights. Door to Utility Room.

## UTILITY ROOM

19' 10" x 8' 7"(max) (6.05m x 2.63m)

Appointment along one side; high gloss low level cupboards, double tall cupboard, stainless steel bowl sink with chrome mixer tap, space for plumbing washing machine and space for tumble dryer. Tiled flooring. Underfloor heating. uPVC window and glass panelled uPVC door to side. A second uPVC window to side. Doors leading to WC and garage

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## CLOAKROOM

4' 7" x 3' 7" (1.4m x 1.1m)

Low level, white WC with free standing, solid marble carved sink with chrome, wall hung waterfall mixer tap. Full stone, wall tiles with marble built in shelf. Wall mirror. Extractor fan. Heated towel rail. Spotlights. Tiled flooring. Underfloor heating.

## FIRST FLOOR

### LANDING

Approached via an easy rising glass framed staircase leading to the large central landing area. Window overlooking the entrance approach. Access to roof space. Recessed spotlights. Radiator.

### BEDROOM ONE

17' 6" x 13' 11" (5.35m x 4.26m)

An excellent sized principal bedroom with floor to ceiling window to front and additional window to rear overlooking the rear garden and enjoying open field views. Laminate flooring. Radiator. Approach with built in wardrobe with sliding mirror doors.

### ENSUITE BATH AND SHOWER ROOM

11' 8" x 8' 8" (max)(3.58m x 2.65m)

An exceptional ensuite with modern suite comprising low level wc, stone wash hand basin, walk in shower with waterfall shower and additional shower head. Large jacuzzi style bath with multi jets. Full wall and floor tiling. Velux window to side pitch. Chrome heated towel rail.

### BEDROOM TWO

16' 0" x 14' 7" (4.90m x 4.47m)

With windows to front and rear, an excellent sized second bedroom. Fitted wardrobe. Laminate flooring. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM TWO

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle with chrome shower above. Tiled splash back. Tiled flooring. Electric shaver point. Chrome heated towel rail.

### BEDROOM THREE

13' 0" x 11' 2" (3.98m x 3.41m)

Overlooking the entrance approach, a third double bedroom. Fitted wardrobe. Laminate flooring. Vertical radiator. Door to ensuite.

### ENSUITE SHOWER ROOM THREE

Modern white suite comprising low level wc, wash hand basin, double width shower cubicle with chrome shower. Tiled splash back. Tiled flooring. Obscured glass window to side. Recessed spot lights. Chrome heated towel rail.

### BEDROOM FOUR

11' 10" x 12' 0" (3.61m x 3.66m)

With open field views to the rear and additional window to side, a fourth double bedroom. Laminate flooring. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM FOUR

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle. Tiled flooring. Tiled splash back. Obscured glass window to rear. Recessed spotlights. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

An exceptionally large rear garden comprising a beautifully paved patio to either side of the rear extension leading onto a large area of composite decked relaxation area. Inset mature tree with built around composite seating area. Leading onto a large area of artificial lawn with rear three bar timber fence looking into the open farm land. Inset lights throughout. Built up composite decked surround with inset hot tub.

### FRONT GARDEN

Keyblock driveway leading to garage with additional decorative stone parking for three cars with area of lawn.

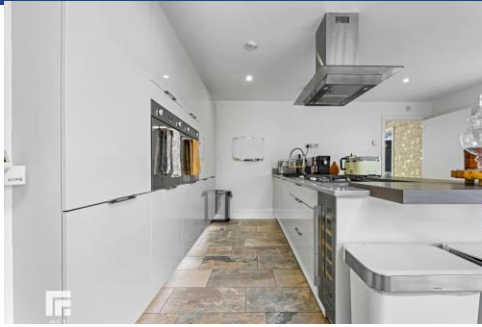
### DOUBLE GARAGE

17' 4" x 17' 4" (5.308m x 5.302m)

Double garage with two electric doors. Laminate flooring. Power, lighting. Mirrored wall. ( Currently being used as a gym and space for extra utilities.)

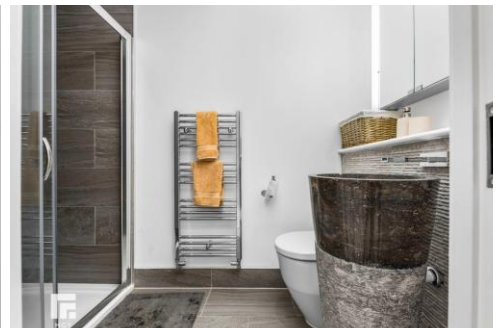


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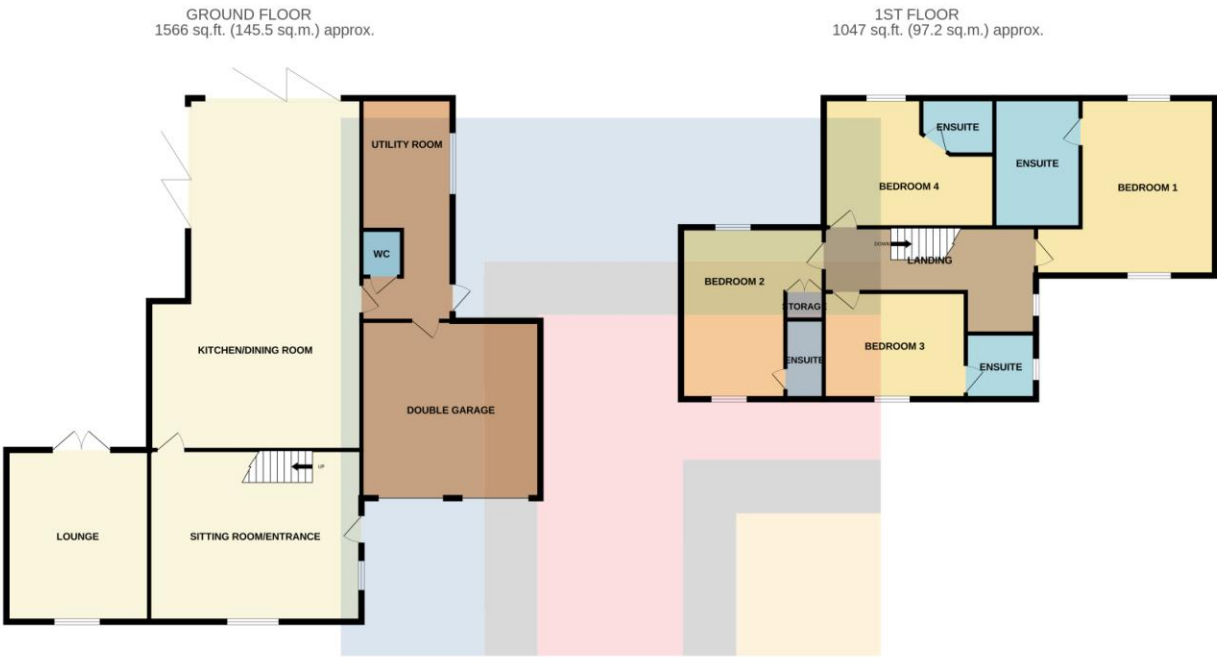




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TOTAL FLOOR AREA : 2613 sq.ft. (242.8 sq.m.) approx.

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