



TYN-Y-COED ROAD
CREIGIAU
CARDIFF CF15 9NN

ASKING PRICE OF
£2,650,000




DETACHED HOUSE



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An exceptional 44-acre farm estate, a perfect blend of rural tranquility and modern amenities, nestled within a picturesque countryside setting in the popular village of Creigiau, only 8 miles from Cardiff City Centre. Conveniently accessible to the M4 Motorway, this expansive farm offers exceptional accommodation including 5 bedroom detached main residence, 54ft x 21ft. garage offering versatile usage, three additional residential dwellings being the cottage, the barn, and the lodge, making it ideal for a large family, multi-generational living, or rental income opportunities. With a mixture of landscaped gardens, fields, mature woodland and equestrian facilities.

TENURE: FREEHOLD

COUNCIL TAX BAND: I

FLOOR AREA APPROX: 8,040 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

storage below. Obscured glass window to front. Tiled flooring.

KITCHEN AND DINING ROOM

25' 7" x 13' 1" (7.81m x 4.00m)

Well appointed along three sides in high gloss and woodgrain effect profiled handle less fronts beneath quartz worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset four ring 'Neff' hob with cooker hood above. Integrated 'Neff' oven and grill. Integrated full size fridge. Integrated dishwasher. Worktop breakfast bar area. Ample space for large family dining table. Tri folding doors opening to the balcony to the front. Quality tiled flooring with under floor heating. Additional window to side and composite barn style door leading to the side driveway. Opening to the larder. Recessed spotlights.

LARDER

12' 10" x 8' 5" (3.93m x 2.58m)

A large continuation to the kitchen with units and worktops to two sides. Inset sink. Space for American style fridge freezer. Quality tiled flooring. Recessed spotlights.

FIRST FLOOR LANDING

25' 3" x 15' 5" (7.70 (max)m x 4.72 (max)m)

Feature galleried landing with oak banister and vaulted ceiling above. uPVC double glazed window to side with superb views. Oak doors leading to four/five bedrooms and the family bathroom.

PRINCIPAL SUITE

26' 11" x 20' 10" (8.22 (max)m x 6.36m)

An impressive bedroom suite with panoramic views to three aspects via large bay windows and three leaf bi-fold doors opening on to the sun terrace. Wood flooring with underfloor heating. Vaulted ceiling with feature circular window to front. Air conditioning. Doors to en-suite and dressing room.

TERRACE

A South facing, wrap around terrace with superb views.

ENSUITE

9' 4" x 7' 0" (2.86m x 2.14m)

A luxury en-suite with fully tiled marble flooring and walls. Floating WC, vanity wash hand basin and walk-in shower with rainwater shower head and separate attachment. Spotlights. Extractor fan. Built in ceiling speaker. Towel radiator.

DRESSING ROOM

16' 5" x 7' 10" (5.01m x 2.41m)

Fitted wardrobes to two walls. Spotlights. Wood flooring with underfloor heating. Air conditioning.

BEDROOM TWO

16' 11" x 13' 1" (5.17m x 3.99 (max)m)

Fitted wardrobes to one wall. uPVC double glazed window to rear. Radiator. Door to en-suite.

ENSUITE TWO

9' 0" x 6' 2" (2.75m x 1.89 (max)m)

Low level WC, vanity wash hand basin and fitted shower cubicle.

RECEPTION HALLWAY

24' 11" x 10' 8" (7.62m x 3.27m)

Approached via an aluminium framed entrance door leading to the exceptionally spacious reception hallway. Staircase to first floor. Large coats/electronics cupboard. Under stairs storage cupboard. Double opening doors to the lounge. Quality wood effect plank tiled flooring. Under floor heating.

CLOAKROOM

Spacious cloakroom with quality white suite comprising low level WC, wash hand basin. Quality wood effect, plank style tiled flooring.

LOUNGE

22' 7" x 20' 9" (6.90m x 6.34 (max)m)

Approached via double, opening doors leading to the uniquely hexagonal shaped primary reception; with tri-folding doors along three walls opening to the large composite decked balcony. Quality wood effect, plank tiled flooring. Under floor heating. Air conditioning unit.

SITTING ROOM

22' 1" x 15' 10" (6.75m x 4.83m)

A further large reception with window to front. Deep stone, inglenook style fire place with inset cast iron wood burner. Door to study and utility room. Quality, slate tiled flooring. Electric radiator.

STUDY

19' 0" x 14' 10" (5.81m x 4.54m)

A sizeable study or potential play room with window and door to the rear. Recessed spot lights and part original stone wall.

UTILITY ROOM

12' 11" x 12' 2" (3.95m x 3.73m)

A large utility room with units and worktops to two sides. Inset 2 bowl sink with side drainer. Plumbing for washing machine and space for tumble dryer. Tiled flooring. Windows to front and rear. Electric radiator. Opening to boot room.

BOOT ROOM

15' 2" x 8' 5" (4.63m x 2.59m)

With a secondary entrance from the front approached via a composite entrance door leading into the sizeable boot room. Tiled flooring. Access to cloakroom two.

CLOAKROOM TWO

White suite comprising low level WC, vanity wash basin with

Fully tiled walls and floor. uPVC double glazed window to rear. LED mirror. Towel radiator.

BEDROOM THREE

14' 11" x 14' 0" (4.55m x 4.28m)

uPVC double glazed window to side with views. Spotlights. Radiator.

BEDROOM FOUR

14' 10" x 13' 10" (4.54m x 4.23m)

uPVC double glazed window to front and French patio doors to side with Juliet glass balcony. Spotlights. Radiator.

BATHROOM

8' 3" x 7' 8" (2.52m x 2.36m)

A modern suite with low level WC, vanity wash hand basin and panelled bath with shower over and glass screen. Fully tiled walls and floor. Towel radiator. Spotlights. Extractor fan. Ceiling speaker.

PLAYROOM/BEDROOM FIVE

21' 11" x 15' 9" (6.69 (max)m x 4.82m)

Vaulted ceiling with two uPVC double glazed windows to front and window and door to rear garden. Storage into eaves. Spotlights.

THE COTTAGE

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the spacious hallway. Additional door giving rear access. Travertine tiled flooring. Staircase to first floor. Under stairs storage cupboard. Radiator

INNER HALLWAY

With further travertine tiled flooring. Radiator. Door to boiler room.

CLOAKROOM

Comprising low level wc, wash hand basin, travertine tiled flooring. Extractor fan.

UTILITY ROOM

9' 6" x 4' 10" (2.91m x 1.49m)

With units and worktops to two sides. Inset 1.5 bowl stainless steel sink with side drainer. Plumbing for washing machine and space for tumble dryer. Travertine tiled flooring. Extractor fan. Radiator.

LOUNGE

15' 7" x 9' 6" (4.77m x 2.91m)

Overlooking the front paved courtyard garden. Quality wood flooring. Radiator. Door to kitchen and family room.

KITCHEN/DINING AND FAMILY ROOM

34' 1" x 10' 10" (10.39m x 3.31 (max)m)

Kitchen well appointed along four sides in shaker style panelled fronts beneath woodgrain effect round nosed worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset 'Aga' with 'Aga' cooker hood above. Space for fridge freezer. Window to side. Large family dining and seating area with windows to side and front. Recessed spotlights. Two radiators. Travertine tiled flooring to kitchen and wood flooring to family dining area.

FIRST FLOOR

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. Obscured glass window to side. Access to roof space. Additional window to other side. Large linen storage cupboard. Radiator.

BEDROOM ONE

11' 3" x 9' 0" (3.43m x 2.76m)

With windows to front and side, a good sized double bedroom. Radiator.

BEDROOM TWO

11' 0" x 9' 3" (3.37m x 2.84m)

With windows to side and rear, a second double bedroom. Radiator.

BEDROOM THREE

11' 2" x 10' 2" (3.42m x 3.10 (max)m)

Windows to front and side, a third double bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

10' 11" x 9' 10" (3.34m x 3.00 (max)m)

An excellent sized family bath and shower room with modern white suite comprising low level wc, twin vanity wash basin with storage below, large walk in shower cubicle with chrome twin shower, tiled bath with shower mixer tap. Two obscured glass windows. Tiled flooring. Wall tiling to splash back areas. Chrome heated towel rail. Extractor fan. Recessed spotlights.

FRONT COURTYARD GARDEN

Paved front enclosed courtyard garden with stone brick wall and entrance gate.

THE LODGE

LOUNGE/KITCHEN AND DINING ROOM

27' 2" x 19' 10" (8.30m x 6.06m)

Approached via double opening doors leading to the spacious lounge and diner with vaulted ceiling. Additional door to side. Travertine tiled flooring. Opening to the kitchen which is well appointed along three sides with sink, cooker and hob. Electric radiator.

BEDROOM

12' 4" x 9' 4" (3.78m x 2.86m)

With velux window to side, a good sized double bedroom. Travertine tiled flooring. Electric radiator.

FAMILY SHOWER ROOM

7' 6" x 6' 3" (2.30m x 1.93m)

Modern shower room comprising low level wc, vanity wash basin with storage below. Walk in shower with chrome twin head shower. Fully tiled flooring and walls. Heated towel rail.

THE BARN

ENTRANCE PORCH

Approached via a double glazed entrance door leading to the spacious porchway. Door to hallway.

ENTRANCE HALLWAY

A long entrance hallway with access to all rooms. Storage cupboards. Electric radiators.

LOUNGE

13' 3" x 11' 10" (4.06m x 3.62m)

Two windows to side, a good sized reception. Electric radiator.

KITCHEN AND DINING ROOM

28' 11" x 11' 9" (8.82m x 3.59m)

Kitchen well appointed along three sides in woodgrain finish panelled fronts beneath worktop surfaces. Inset sink with side drainer and additional sink. Space for range style cooker. Space for American style fridge freezer. Worktop breakfast bar. Tiled splash back. Ample space for large family dining or seating area. Windows to rear and side with door to the rear garden. Travertine tiled flooring. Two radiators.

UTILITY ROOM

11' 8" x 7' 8" (3.58m x 2.35 (max)m)

Units and worktops to one side. Inset stainless steel sink with side drainer. Door giving side access. Electric heater. **BEDROOM ONE** 12' 0" x 11' 6" (3.66m x 3.51m)

ENSUITE SHOWER ROOM ONE

6' 9" x 5' 2" (2.07m x 1.60m)

Modern suite.

BEDROOM TWO

11' 5" x 11' 3" (3.50m x 3.43m)

BEDROOM THREE

11' 9" x 8' 5" (3.60m x 2.57m)

ENSUITE SHOWER ROOM THREE

7' 0" x 5' 8" (2.14m x 1.75m)

Modern suite.

BEDROOM FOUR

11' 5" x 11' 5" (3.49m x 3.49m)

ENSUITE SHOWER ROOM FOUR

6' 11" x 5' 5" (2.11m x 1.67m)

Modern suite.

OUTSIDE

REAR GARDEN

Large paved patio leading onto an area of lawn. Fully enclosed. access to Heol Creigiau.

THE STABLES

Substantial U shaped stable block with power, light and water. Storage unit behind adjoining the ménage. Paddocks to front and rear. Gate giving access to Heol Creigiau.

OUTSIDE

FRONT GARDENS

Entered via extensive driveway with mature borders to main entrance approach. Finely manicured lawn with turning circle to front. Substantial grounds with continuation of driveway down to stable block and ménage. Separate driveway to large garage.

REAR GARDEN

An enclosed courtyard with artificial lawn and paved patio. Boundary fence with mature gardens above. Gated access leading to additional secluded garden with artificial lawn and paved patio. Summer house with light and power. Covered hot tub and seating area, perfect for entertaining. Two doors into main house.

LAND

A total of 44 acres split into separate titles comprising fields, woodland and lake.

GARAGE

54' 1" x 21' 11" (16.51m x 6.69m)

Garage 16.51 x 6.69

A substantial garage with light, power, water, kitchenette and toilet facilities. Three double electric up and over garage doors. Electric heating. Electric car charging point.



TYN-Y-COED ROAD, CREIGIAU, CARDIFF CF15 9NN



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TOTAL FLOOR AREA: 4369 sq.ft. (405.9 sq.m.) approx.

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RADYR 029 2084 2124

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



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