

**3 THE GROVE**  
**CARDIFF ROAD**  
**CREIGIAU**  
**CARDIFF CF15 9NL**

ASKING PRICE OF  
**£825,000**



**DETACHED PROPERTY**



**4**



**4**



**5**



**2**

**\*\*DETACHED PROPERTY\*\*FOUR DOUBLE BEDROOMS ALL WITH ENSUITES\*\*LARGE REAR GARDEN\*\*** 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 bathroom. Gas central heating. Large rear garden with composite decking, paved patio and artificial lawn, looking onto farmland. Double garage with integral door. Parking for five vehicles. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: TBC**

**VIEWING: 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 HALL

Approached via a composite entrance door leading to the spacious dining hallway.

#### DINING HALLWAY

19' 9" x 15' 10" (6.02m x 4.85m)

An excellent sized dining hallway, offering plenty of versatility. French doors to front. Window to side. Staircase to first floor with glass panels. Wood flooring. Underfloor heating.

#### LOUNGE

17' 9" x 16' 0"(max) (5.42m x 4.89m)

An excellent sized principal reception with french doors to the garden. Additional french doors to front. Laminate flooring. Under floor heating.

#### KITCHEN AND FAMILY ROOM

21' 5" x 14' 7" (6.54m x 4.46m)

A beautifully presented kitchen and family room. The kitchen is well appointed along two sides in 'cappuccino colour' high gloss fronts beneath quartz worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring 'Smeg' gas hob with cooker hood above. Integrated 'Smeg' oven and grill. Integrated fridge and freezer. Integrated 'Smeg' dishwasher. Worktop breakfast bar area. Family area ideal for dining or seating with french doors to the decked relaxation area. Two windows to rear pitch. Door to utility room and double doors to orangery. Tiled flooring. Under floor heating.

#### ORANGERY

14' 8" x 14' 8" (4.48m x 4.48m)

An excellent orangery sitting room with folding doors to the garden. Two glass lanterns to ceiling. Tiled flooring. Recessed spotlights. Underfloor heating.

#### UTILITY ROOM

8' 7" x 8' 2" (max)(2.63m x 2.51m)

With units and worktop to one side. Inset sink. Plumbing for washing machine. Space to side courtyard. Tiled flooring. Wall tiling to half height. Door to cloakroom and garage.

#### CLOAKROOM

Quality white suit comprising low level wc, wash hand basin. Tiled splashback to half height. Obscured glass window. Extractor fan. Chrome heated towel rail

#### FIRST FLOOR

#### LANDING

Approached via an easy rising staircase with glass panels leading to the spar icons central landing. Window to side. Radiator.

#### DOUBLE GARAGE

18' 3" x 17' 7" (5.58m x 5.37m)

With twin electric up and over access doors. Power and lighting. 'Baxi' combi gas central heating boiler. Door to utility room.

#### BEDROOM ONE

17' 5" x 14' 1" (5.33m x 4.30m)

An excellent sized primary bedroom with window to front and french doors opening to the balcony enjoying decked relaxation with glass panelled balustrade. Laminate flooring. Radiator. Door to ensuite.

#### ENSUITE BATH AND SHOWER ROOM

11' 9" x 8' 9" (3.59m x 2.68m)

Quality white suite comprising low level wc, vanity wash basin with storage below, tiled fronted bath with central taps, large shower cubicle with chrome shower. Wall tiling to splash back areas. Tiled flooring. Velux window. Electric shaver point. Chrome heated towel rail.



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## BEDROOM TWO

16' 2" x 14' 8" (max)(4.94m x 4.49m)

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

## ENSUITE SHOWER ROOM TWO

8' 10" x 3' 11" (2.71m x 1.20m)

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Wall tiling to splash back areas. Electric shaver point. Tiled flooring. Chrome heated towel rail. Extractor fan.

## BEDROOM THREE

13' 1" x 11' 10" (3.99m x 3.61m)

Overlooking the entrance approach, a third double bedroom. Laminate flooring. Radiator.

## ENSUITE SHOWER ROOM THREE

8' 2" x 3' 11" (2.51m x 1.20m)

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Wall tiling to splash back areas. Electric shaver point. Tiled flooring. Chrome heated towel rail. Extractor fan. Obscured glass window to side.

## BEDROOM FOUR

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

With windows to side and rear, a fourth double bedroom. Radiator. Door to ensuite.

## ENSUITE SHOWER ROOM FOUR

6' 2" x 5' 10" (1.88m x 1.79m)

Quality white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above. Wall tiling to splash back areas. Tiled flooring. Chrome heated towel rail. Electric shaver point. Obscured glass window to rear.

## OUTSIDE

### SIDE GARDEN

A large composite decked relaxation area leading to a sizeable area of artificial lawn. Enclosed by timber fencing. Outside lighting. Access to the rear courtyard.

### REAR GARDEN

A beautifully paved patio courtyard area with paved side access. Outside lighting. Outside tap.

### FRONT GARDEN

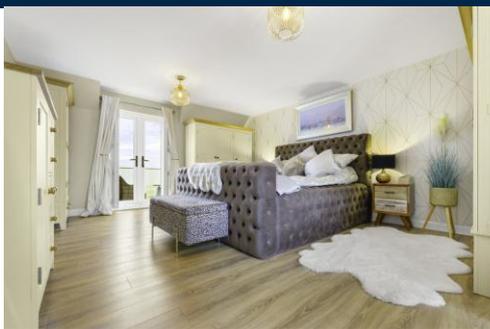
With large key block driveway to front and additional area of decorative stones offering further parking. Area of artificial lawn. Access to side.



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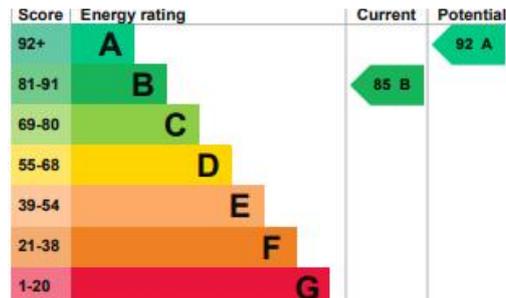


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FLOORPLAN TO FOLLOW



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