



## Detached, 4 Bedroom Home, Tregarth Court, Creigiau, CF15 9SY

DETACHED FAMILY HOME WITH TWO RECEPTION ROOMS | **FOUR BEDROOMS, MASTER EN-SUITE**  
LARGE DUAL ASPECT LOUNGE | **GAS CENTRAL HEATING & DOUBLE GLAZING** | KITCHEN PLUS UTILITY ROOM  
**DOWNSTAIRS CLOAKROOM** | SPACIOUS THROUGHOUT | **LARGE ENCLOSED REAR GARDEN** | DOUBLE GARAGE  
**WELL PRESENTED** | QUIET, PRIVATE SETTING WITH MINIMAL TRAFFIC | **GREAT LOCATION WITH GOOD SCHOOLS**  
INTERNAL VIEWING HIGHLY RECOMMENDED - MUST BE SEEN | **NO CHAIN**



Offers in the Region of £575,000

## 3, Tregarth Court, Creigiau, CF15 9SY



Move2here are pleased to offer for sale this executive detached family home in the sought after semi-rural village of Creigiau.

This is a lovely detached FOUR bedroom family home. Decorated and finished to a high standard throughout, within the catchment area of well-regarded local schools. With mature front and rear gardens which are very well presented, just like the rest of the property. This spacious four bedroom detached home with garage is just perfect for a new family to enjoy. There is also potential for an EXTENSION to the first floor above the garage (subject to planning permission), or into part of the large garden.

The accommodation comprises entrance Hallway through a glazed door. From the entrance hallway with carpet flooring, the hallway leads you to all ground floor rooms. Paneled wooden doors lead to the lounge, kitchen (utility room), dining room, and downstairs WC. From the hallway the staircase leads you up to the galleried landing, where you will find access to all four bedrooms, family bathroom and loft access.

There are two reception rooms, one of which is the Lounge, providing a dual aspect, with views over the well presented gardens, flooded with light by the bay window with front aspect. This charming living area creates a comfortable family environment in which to sit and discuss the events of the day together as a family. The spacious fitted kitchen is a great space with ample storage which leads through a glazed Upvc door to a good sized rear garden beyond. The kitchen provides room for all your essential appliances, whilst the utility has room for a dishwasher and washing machine. The dining room is a light bright space, again with bay window located off the hall at the front, (this could easily be opened up into the kitchen, creating a large family kitchen diner), it is the ideal place to entertain.

From the hall, you'll also find access to the downstairs wc and storage under the stairs.

Stairs from the hallway lead to the first floor and the four bedrooms (master with ensuite shower room) and family bathroom. The rear garden has a large patio, with well established shrubbery. Predominately laid with lawn, the garden boasts several areas, including to the far corner of this south westerly facing garden, the perfect spot for a morning coffee or an evening G&T, you'll even find a greenhouse.

### Location

The property is located in the semi rural village of Creigiau. The village of Creigiau is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook. Amenities include a local shop, pharmacist, public house, church hall, doctors surgery and a local small primary school. The village is also within the catchment area for well regarded secondary schools, namely Radyr Comprehensive School and Ysgol Plasmawr. A wide range of activities are available including football, archery, tennis and cricket. Riders and walkers also have a network of bridle paths and footpaths on the doorstep. For the commuter, Creigiau is only minutes from the M4 junction 32 & 34.

**A MUST SEE PROPERTY!!!!**

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Spacious throughout, presented to a good standard, benefits from uPVC double glazed windows and gas central heating. With ample room to extend even more if you so wished, this is a great opportunity for a new family to move in.

### **The Accommodation comprises**

#### **Entrance Hallway -**

5'11" x 16'9" (1.80m x 5.10m)[max]

An attractive hallway awaits you via a glazed uPVC door, which leads you to the stairs rising to the first floor. Carpet flooring. The Hall leads to a downstairs w.c., Large Lounge, Dining room, Kitchen and under storage. Radiator.

#### **Lounge -**

11'1" x 22'11" (3.63m x 6.98m)[max]

This large and spacious room offers the ideal environment to relax of an evening. uPVC double glazed bay window to the front and glazed Upvc door with window panels either side to the rear overlooking the mature rear garden. With quality carpet flooring and central gas fireplace, this beautiful room has plenty of space for the whole family to enjoy. Radiator.

#### **Kitchen -**

11'10" x 10'10" (3.60m x 3.30m)

With a wide range of quality eye level and base units. This kitchen provides enough space for all your essential kitchen appliances. Upvc double glazed windows with rear aspect, the room is flooded with ample natural daylight. Tiled flooring. Built in chimney extractor fan over the four ring gas hob with built in electric oven, with loads of worktop space, space for fridge freezer and stainless steel sink with mixer tap over.

The perfect spot for the chef of the family to prepare the meals. The dining room sits just adjacent to the kitchen and a traditional serving hatch enables meals to be passed easily from one room to another.

#### **Utility room -**

4'7" x 5'9" (1.40m x 1.75)

Accessed from the kitchen, is the perfect place for all your laundry needs, with wall and base units and complementary worktops over. Plumbing for washing machine and dishwasher.

#### **Dining room -**

11'10 x 10'8" (3.60m x 3.24m)

This space is ideal for those special gatherings, or just evening meals with the family. With front aspect with carpet flooring and uPVC double glazed bay window to the front, with views over the mature front garden.

#### **Downstairs W.C. -**

4'6" x 8'6" (1.38m x 2.60m)[max]

A stylish two piece white suite, comprising wash hand basin with tiled splash back and low level toilet, with obscured window to the rear.

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## First Floor Landing -

The first floor galleried landing area provides access to all four bedrooms, and modern family bathroom, it also allows access to the loft, and large storage cupboard, where you will find a wall mounted gas combination boiler. It also provides lovely views of the open countryside.



## Master Bedroom -

11'0" x 11'10" (3.35m x 3.60m) [max]

With designated space for a built-in wardrobe, this master bedroom can accommodate a king size bed and has plenty of room for everyones storage needs, yet still spacious with a great view of the front garden. Wood flooring and radiator.



## Ensuite -

6'2" x 5'1" (1.87m x 1.55m)

A three-piece suite in white comprising: fitted walk-in shower with a thermostatic electric shower, low level WC and pedestal wash hand basin with mixer taps and mirror over. Plastered ceiling. Fully tiled walls and laminate flooring. Stainless steel heated towel rail. uPVC double glazed obscure window to the side.



## Bedroom Two -

12'0" 10'10" (3.66m x 3.30m)

A mirror image of the master, this double bedroom, with front aspect room has plenty of space for additional storage and a double bed, overlooking the front garden and views beyond. Carpet flooring and radiator.



## Bedroom Three -

12'0" x 9'5" (3.66m x 2.87m)

This large rear aspect room offers ample space. With a super kingsize bed. it again has plenty of space for all your storage needs with built in two door wardrobe. Laminate flooring and radiator.



## Bedroom Four -

10'6" x 8'7" (3.21m x 2.63m) [max]

This bedroom is currently utilised as the study, it offers space for a single bed, space for wardrobe and chest of drawers (if so wished). Laminate flooring and radiator. Window overlooking rear garden.

## Family Bathroom -

7'8" x 5'6" (2.33m x 1.67m)

A paneled bath with shower over, provides the perfect spot to soak away those aches and pains of the day. With accompanying white w.c. and pedestal sink, obscured window to the rear. Fully tiled walls and laminate flooring. Radiator.

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## Outside

### Front -

Drive provides off road parking for two cars, leading to the double garage and front entrance. Gated access to the rear of the house, ideal for those muddy dog walks or child's sporting activities.

### Rear Garden -

There are several areas to the garden. The patio area directly outside the rear lounge door provides the ideal area for summer barbecues & 'al fresco dining'. Towards the rear of the property lies an additional area with space for a patio set to enjoy the west facing sun trap with gated access to the side. Whilst leaving the rest of this garden to well established shrubbery borders and lawn, plus a greenhouse and stone bricked boundary walls.



### Tenure -

We have been advised that this property is Freehold although this should be verified by the purchasers.

### Council Tax -

Band G

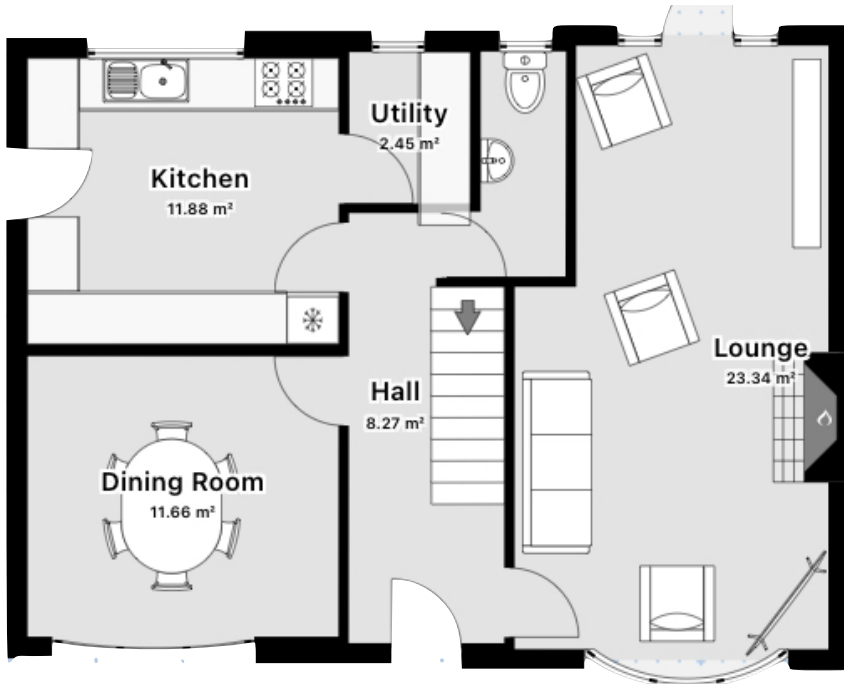
### Energy Performance Certificate:

Awaiting new certificate.

**VIEWING - Strictly by appointment with the agents.**



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## Floorplan

**1292 sq ft - 120m2**

### Ground Floor

Hall

5'11" x 16'9" (1.80m x 5.10m)[max]

Lounge

11'1" x 22'11" (3.63m x 6.98m)[max]

Kitchen

11'10" x 10'10" (3.60m x 3.30m)

Utility room

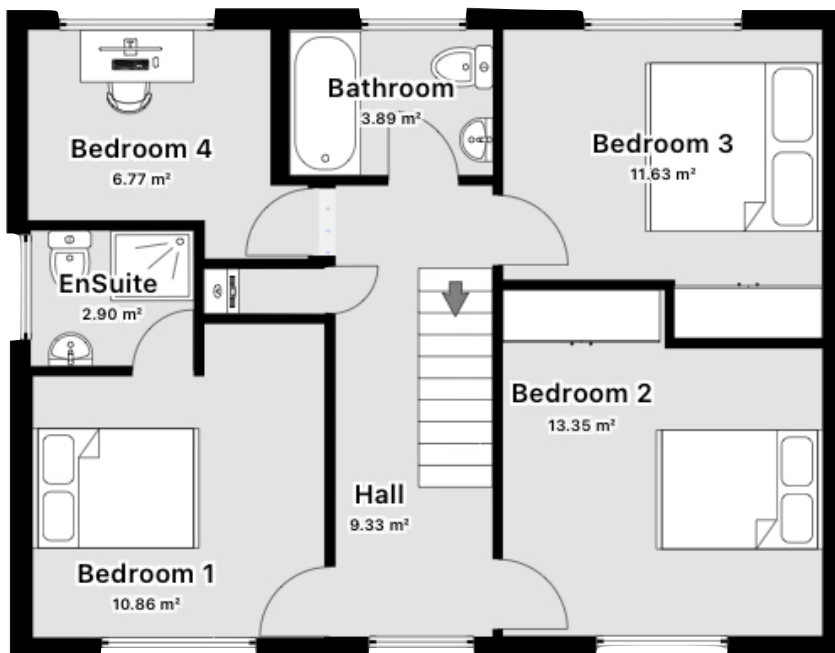
4'7" x 5'9" (1.40m x 1.75)

Dining room

11'10" x 10'8" (3.60m x 3.24m)

WC

4'6" x 8'6" (1.38m x 2.60m)[max]



### First Floor

Bedroom 1

11'0" x 11'10" (3.35m x 3.60m) [max]

Ensuite

6'2" x 5'1" (1.87m x 1.55m)

Bedroom 2

12'0" x 10'10" (3.66m x 3.30m)

Bedroom 3

12'0" x 9'5" (3.66m x 2.87m)

Bedroom 4

10'6" x 8'7" (3.21m x 2.63m) [max]

Family Bathroom

7'8" x 5'6" (2.33m x 1.67m)