



14 Queen Charlotte Drive, Creigiau

£499,950 Freehold

**** FOUR BEDROOM DETACHED ** SOUGHT AFTER LOCATION ** NO CHAIN **** A well presented & spacious four bedroom detached family home on a sought after close in the desirable village of Creigiau. Large entrance hallway, cloakroom, spacious lounge, sizeable dining room, garden room, neat fitted kitchen/breakfast room and utility. To the first floor is a good sized landing area, four good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Paved patio and lawned rear garden. Lawned garden to front. Driveway leading to the Garage/store. EPC Rating: TBC

Council Tax band: G

Tenure: Freehold

DESCRIPTION

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LOCATION

The property is situated in Creigiau, a semi rural village close to Cardiff. Creigiau has a village shop as well as recreational facilities, a public house and golf club. It also has an excellent primary school and is within the catchment area for Radyr Comprehensive school and Ysgol Gyfun Plasmawr .

ENTRANCE HALLWAY

Dimensions: 20' 0" x 8' 6" (6.10m x 2.60m). Approached via a wood panelled entrance door leading to the spacious entrance hallway. Staircase to first floor. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splashback. Laminate flooring. Window to side. Radiator.

LOUNGE

Dimensions: 16' 7" x 12' 4" (5.07m x 3.77m). With deep silled bay window to front, an excellent sized primary reception. Feature fireplace with wooden surround. Two radiators.

DINING ROOM

Dimensions: 12' 4" x 12' 3" (3.78m x 3.75m). An excellent sized family dining room with ample space for large dining table. Double doors to garden room. Radiator.

GARDEN ROOM

Dimensions: 9' 10" x 7' 10" (3.01m x 2.40m). Overlooking the rear garden. French doors to the rear garden. Tiled flooring. Radiator.

KITCHEN/BREAKFAST ROOM

Dimensions: 17' 10" x 8' 11" (5.46m x 2.72m). Well appointed along two sides in Maple wood panelled fronts beneath a mix of granite and Maple wood worktops. Inset two bowl sinks. Freestanding cooker to remain with concealed cooker hood above. Plumbing

BEDROOM ONE

Dimensions: 16' 8" x 12' 4" (max)(5.10m x 3.77 m). Overlooking the quiet close, an excellent sized primary bedroom. A range of fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Dimensions: 8' 9" x 7' 1" (2.68m x 2.18m). A sizeable ensuite comprising low level wc, wash hand basin and shower cubicle. Wall tiling to half height. Window to front. Electric shaver point. Radiator.

BEDROOM TWO

Dimensions: 12' 5" x 12' 4" (3.79m x 3.77m). Overlooking the rear garden, a second double bedroom. Built out airing cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

BEDROOM THREE

Dimensions: 12' 1" x 8' 3" (3.70m x 2.54m). Aspect to rear, a further double bedroom. Built in wardrobe with sliding fronts. Radiator.

BEDROOM FOUR

Dimensions: 12' 0" x 8' 3" (3.67m x 2.54m). With french doors opening to the balcony to front, a good sized fourth bedroom. Built in wardrobe with sliding fronts. Radiator.

FAMILY BATHROOM

Dimensions: 8' 8" x 8' 3" (2.65m x 2.52m). Comprising low level wc, wash hand basin and panelled bath and shower cubicle. Tiled splash back. Radiator.

OUTSIDE

REAR GARDEN

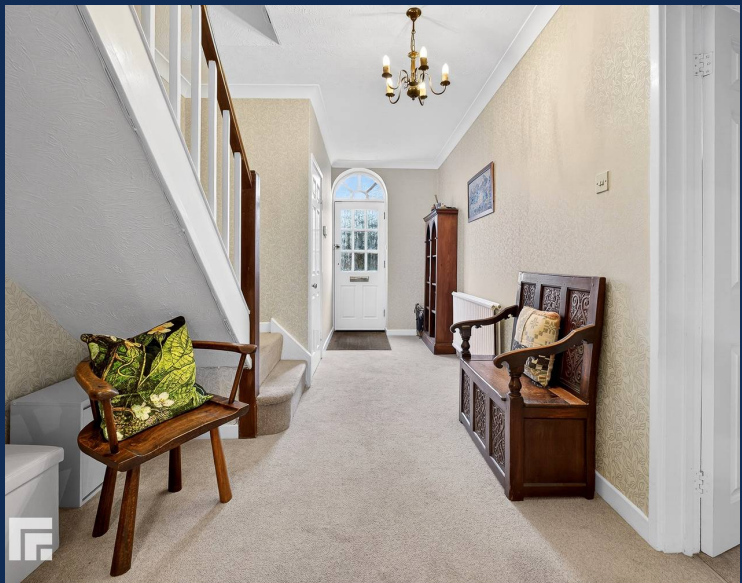
Enjoying a south westerly aspect paved patio leading onto an area of lawn. Area of lawn continuing to side access. Enclosed by hedgerow to rear boundary.

FRONT GARDEN

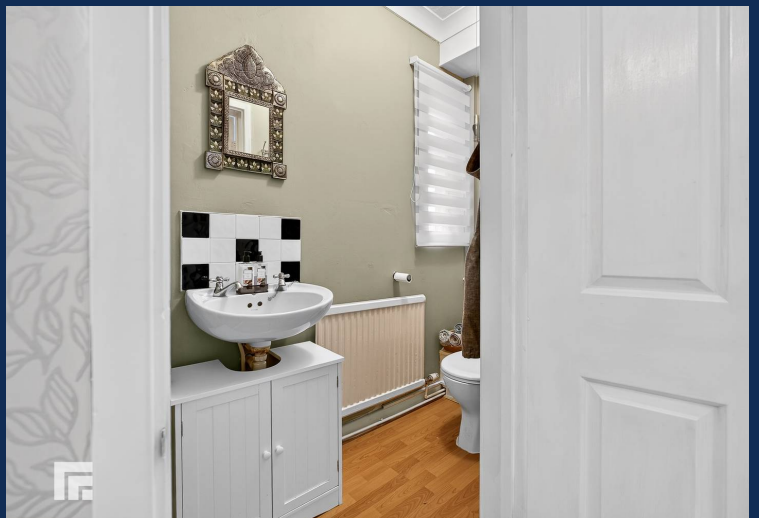
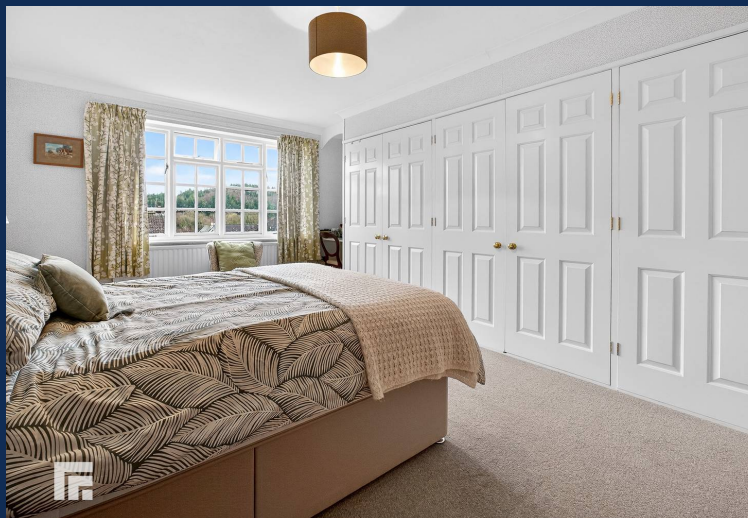
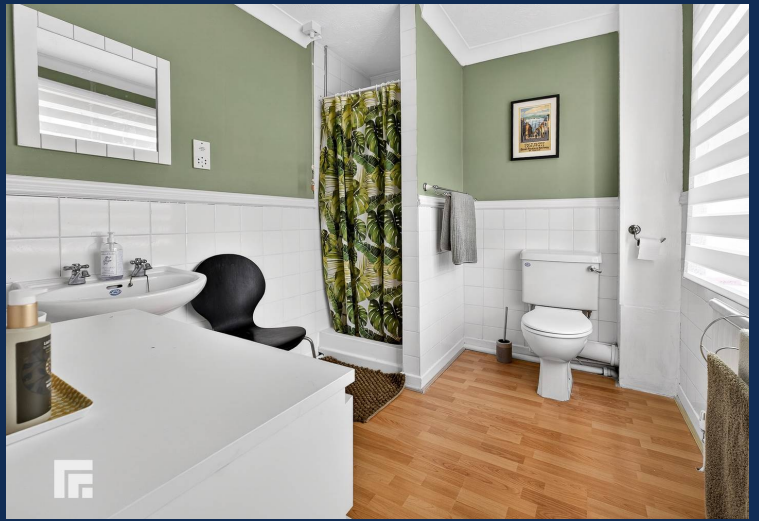
Large area of lawn and shrubbery to front. Driveway to garage. Steps to front door. Side access open to either side.

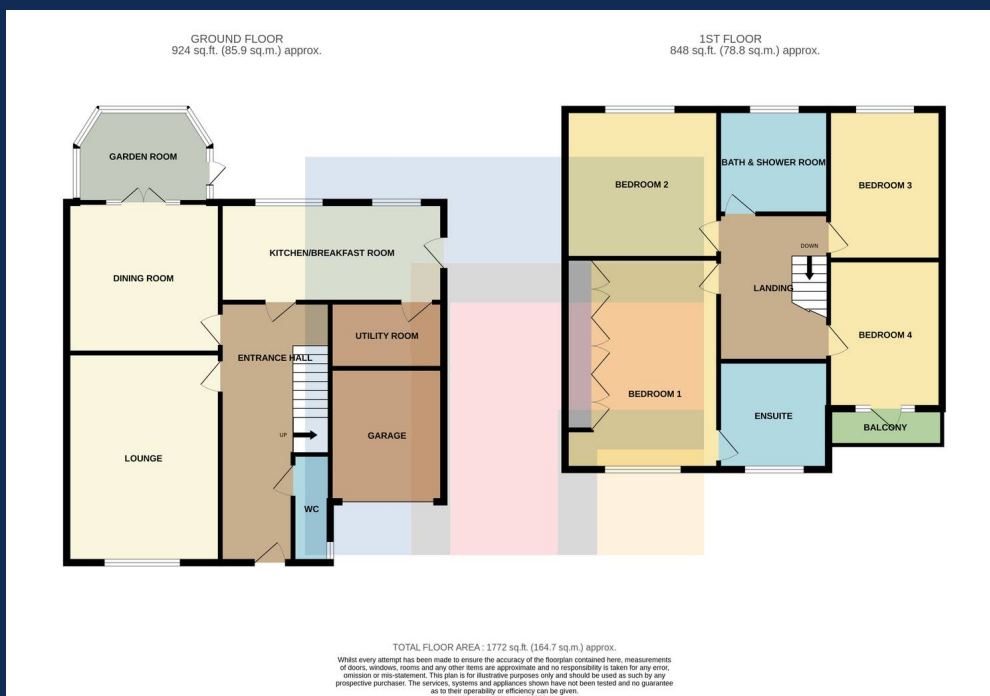
GARAGE/STORE

Dimensions: 11' 10" x 8' 5" (3.61m x 2.58m). With up and over access door. Power and lighting. Window to side. Lower level storage beneath utility room.









RADYR 029 2084 2124

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



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