

## 4 The Grove Cardiff Road, Creigiau

£895,000 Freehold

**DETACHED EXTENDED PROPERTY** FIVE BEDROOMS WITH EN-SUITES **QUIET CUL DE SAC** FIELD VIEWS \*\* This extended, executive, modern five bedroom detached property home was built in 2018 and has been stylishly designed with a high-specification to create open plan family living. The property comprises; entrance hallway, family lounge, impressive open plan kitchen/dining room/family room, inner hallway, office, utility room and integral garage. To the first floor are four double bedrooms all of which have en-suites. The fifth bedroom has an en-suite 'steam shower' and staircase leading to a second versatile loft room. Integral garage with electric door. Landscaped garden to front and rear. Driveway. EPC Rating: B

Council Tax band: H

Tenure: Freehold

## **ENTRANCE HALLWAY**

23' 8" x 21' 1" (7.22m x 6.42m)

Entered via a modern composite door, a spacious, welcoming hallway. Tiled flooring. Painted wooden staircase with glass balustrade and built in under stairs touch door storage. Spotlights. Underfloor heating. Archway through to Kitchen/family/dining room. Inner hallway leading to home office and utility room. Two Upvc windows to rear.

## **LOUNGE**

17' 2" x 13' 10" (5.22m x 4.22m)

A light, spacious, family lounge. Under flooring heating. Floor to ceiling window with electric remote controlled blind. Additional UPVC window to side.

## **CLOAKROOM**

6' 2" x 5' 6" (1.89m x 1.68m)

White low level WC, marble counter top bowl wash hand basin with black waterfall mixer tap. Laminate countertop with vanity. Tiled flooring. Tiled splashbacks. Spotlights. Underfloor heating. Obscured glass window to side.

## **KITCHEN/FAMILY/DINING ROOM**

34' 7" x 25' 6" (10.54m x 7.78m)

An impressive open plan kitchen/dining/family room. Appointed along one side, modern high and low level cupboards beneath marble effect worktop. Inset 1.5 bowl composite sink with black hot water tap. Integrated fridge/freezer, integrated dishwasher, two integrated 'AEC' ovens, integrated coffee machine and integrated 'AEG' microwave oven/grill. Glass display shelving. Central 'L shaped' island with breakfast bar. Integrated four ring induction hob with built in extractor. Low level cupboards. 'Vorsprung' pull up power socket with wireless charger. Hanging 'Buster and Punch' lights. Ample space for dining room table with additional ceiling light fitting. Seating area. Glass vaulted skylight. Spotlights. Glass sliding doors to rear and side. Mood lighting. Continuation of tiled flooring.

## **HOME OFFICE/RECEPTION ROOM**

13' 6" x 9' 10" (4.11m x 3.00m)

Currently being used as a home office, a versatile space. Modern vertical radiator. Poured resin, marble effect flooring. Spotlights. Built in units to one side.

## **UTILITY ROOM**

18' 2" x 7' 11" (5.54m x 2.42m)

Appointed along two sides, modern high and low level cupboards beneath quartz worktops. Inset composite sink with chrome mixer tap, integrated fridge/freezer and plumbing for washing machine. Built in dog bath with black mixer shower. Cupboard housing 'Ideal' boiler. Built in hanging rail and storage units with draws. Large window to front. Poured resin flooring. Spotlights. Radiator. Door into garage.

## **FIRST FLOOR LANDING**

Access to roof space. Spotlights. Modern radiator. Upvc window to front and side. Doors to three bedrooms.

## **BEDROOM ONE**

13' 2" x 12' 10" (4.02m x 3.90m)

A spacious double bedroom. Feature panelling to one wall. Modern vertical radiator. UPVC window to rear. Door into en-suite.

## **ENSUITE ONE**

7' 10" x 7' 1" (2.38m x 2.15m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, double shower with chrome shower and glass sliding shower door. Chrome heated towel rail. Spotlights. Extractor fan. Light grey wood effect flooring. Glass geometric sink splashback.

## **BEDROOM TWO**

17' 2" x 14' 0" (5.23m x 4.26m)

A spacious double bedroom. Space for wardrobes. Modern vertical radiator. LED surrounding ceiling lighting. Window to front. Door to en-suite.

## **ENSUITE SHOWER ROOM**

8' 2" x 3' 10" (2.50m x 1.18m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass sliding shower door. Chrome heated towel rail. Mirrored wall cabinet. Shaving point. Tiled splashbacks. Light grey, wood effect flooring. Spotlights.

## **BEDROOM THREE**

14' 5" x 11' 9" (4.40m x 3.57m)

A third double bedroom. Panelled feature to one wall. Modern vertical radiator. Spotlights. UPVC window to rear. Oak door to en-suite.

### **ENSUITE THREE**

8' 5" x 4' 1" (2.56m x 1.25m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, large shower cubicle with chrome shower and glass sliding door. Chrome heated towel rail. Spotlights. Tiled flooring and splashbacks. Extractor fan. Shaving point. Obscured glass window to side.

### **INNER LANDING**

Entered via an oak door. Quality laminate flooring. Radiator. Window to front. Doors to bedroom four and five.

### **BEDROOM FOUR**

13' 5" x 11' 7" (4.09m x 3.52m)

A fourth double bedroom. Quality laminate flooring. Radiator. Juliet balcony with wide French door. Oak door into en-suite.

### **ENSUITE FOUR**

9' 7" x 7' 1" (2.91m x 2.16m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with tiled panel and chrome mixer tap. Separate shower cubicle with chrome shower and glass door. Tiled splashbacks and flooring. LED mirrored wall cabinet. Extractor fan. Spotlights. Chrome heated towel rail.

### **GYM/BEDROOM FIVE**

14' 11" x 13' 0" (4.54m x 3.97m)

Currently being used as a gym, a fifth double bedroom. Modern vertical radiator. Bay window to front. Opening through to shower room. Stairs to loft room.

### **LOFT ROOM**

20' 4" x 13' 9" (6.21m x 4.18m)

A versatile space. Modern radiator. Spotlights. Quality laminate flooring. Two 'VELUX' windows to rear.

### **SHOWER ROOM**

14' 10" x 4' 11" (4.53m x 1.51m)

Black pedestal wash hand basin with chrome mixer tap. Corner 'Steam jet' shower with chrome shower and glass shower door. Spotlights. Black heated towel rail. Juliet balcony with wide, single French door.

### **ADDITIONAL INFORMATION**

All bedrooms benefit from individual TV/wifi points. SONOS system will remain. CCTV front and back. All blinds to remain.



### **REAR GARDEN**

Bordered by a modern timber fence, paved patio areas surrounding an artificial lawn. Composite decked seating area. Metal gates to side leading to timber gate to side for access. Outside lighting.

### **FRONT GARDEN**

Composite boundary fencing. Area of artificial lawn. Large gravel area bordered by planters with mature shrubs.

### **DRIVEWAY**

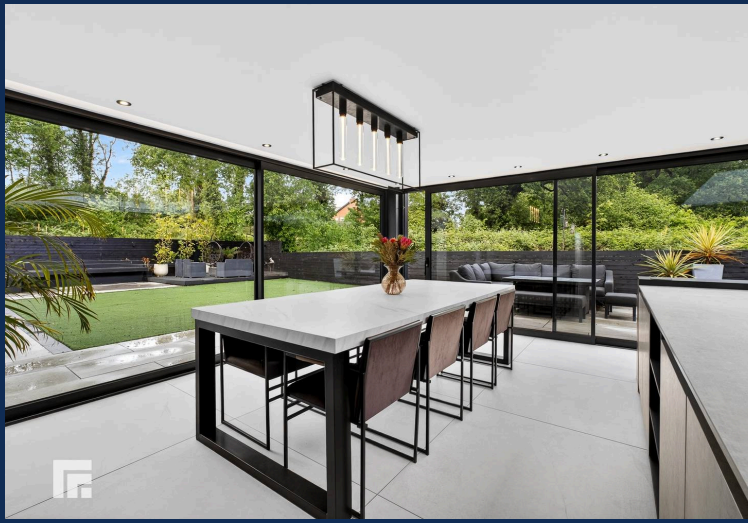
5 Parking Spaces

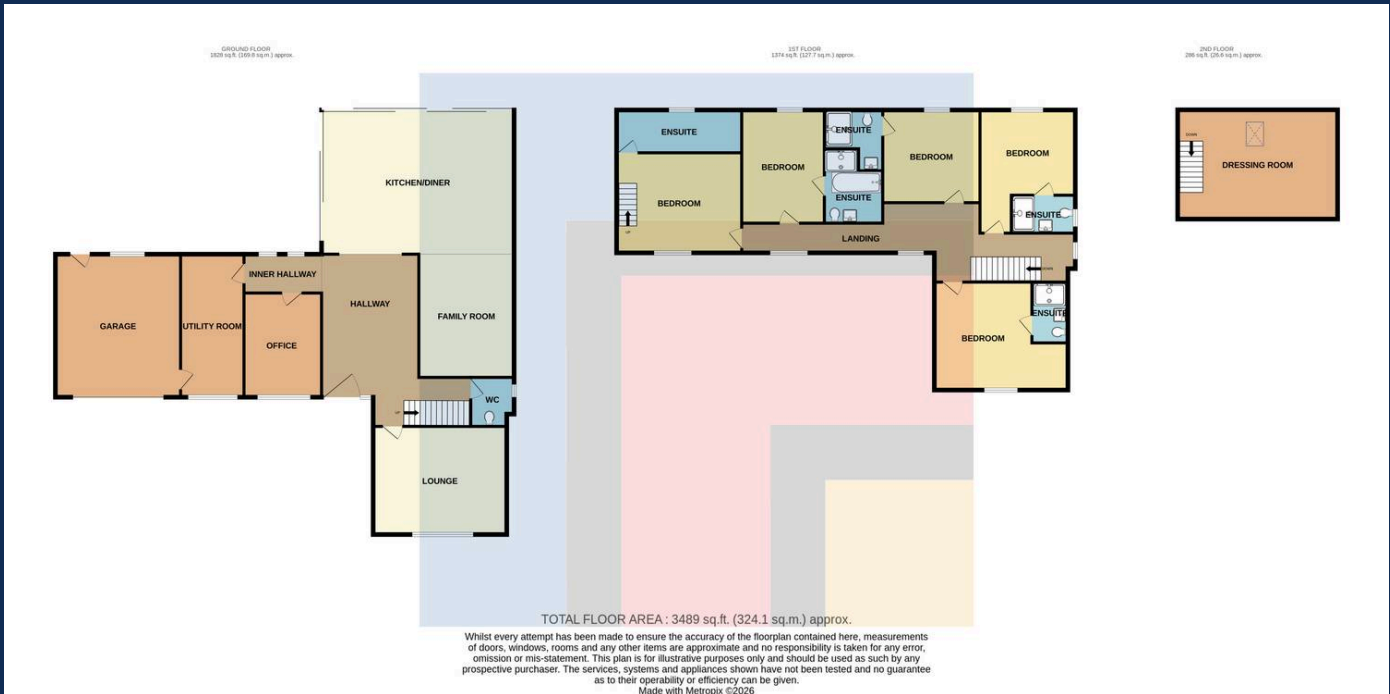
Block paved driveway leading to entrance. Parking for approximately five vehicles.

### **DOUBLE GARAGE**

1 Parking Space

5.80 x 4.54 Double Garage with electric door. Built in racking. Power and lighting. UPVC window and pedestrian door into rear garden. Timer for outside lighting.





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