



Tregarth Lodge

Creigiau, Cardiff, CF15 9NN

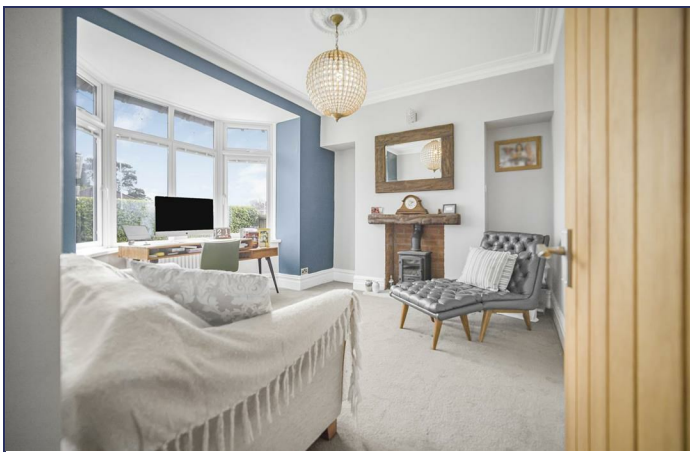
Price £799,950

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A spacious 1850's period detached home nestled in the semi-rural village of Creigiau. The property has been recently extended by the current owners offering a great family kitchen/dining area. The home benefits from an entrance hallway with stairs leading to the first floor, door to sitting room, drawing room, living room, open plan kitchen/diner, study, utility and downstairs WC. French doors opening on to the rear garden from the dining area. First floor accommodation offers four double bedrooms with an en suite to the master bedroom and a family bathroom. Off road driveway parking to the front. Rear garden and spacious patio including a pretty courtyard area with access from the kitchen/dining room.

Creigiau offers many local amenities including a primary school, a golf club, a convenience store with a post office, a recreation ground, a GP surgery, and local pub. There is a good local road network which brings the major out-of-town shopping centre at Llantrisant/Talbot Green within a few minutes drive. Easy access to the M4 motorway brings major cities like Cardiff, Newport, Swansea, Bridgend, etc all within comfortable commuting distance.



Accommodation

Ground Floor

Entrance 5'1 x 12'9 (1.55m x 3.89m)

The property is entered via solid wood door with decorative glazed panel into hall. Window to side. Stairs to first floor. Wood effect LVT flooring. Radiator. Pendant ceiling light.

Sitting Room 13'5 x 13'8 (4.09m x 4.17m)

Large bay window overlooking garden. Feature stone fireplace with free standing coal effect gas fire on stone hearth with oak mantel over. Fitted carpet. Radiator. Pendant ceiling light.

Drawing Room 14'1 x 12'10 (4.29m x 3.91m)

Large window overlooking courtyard. Wood effect laminate flooring with lighting into skirting. Radiator. Pendant ceiling light. Door to utility room and door to living room.

Utility 14'6 x 6'1 (4.42m x 1.85m)

Recessed storage cupboard. Worksurface with inset sink and curved mixer tap. Plumbing for undercounter washing machine. Space for undercounter tumble dryer. Large window overlooking courtyard garden. Wood effect LVT flooring. Large glazed door to courtyard. Door to study and WC.

WC 3'11 x 5'9 (1.19m x 1.75m)

Modern cloakroom with features to include; low level dual flush WC. Wall mounted wash hand basin with mixer tap. Tiled walls. Continuation of LVT flooring from utility. Obscure glazed window to side. Wall mounted vertical towel warmer. Pendant ceiling light.

Study/Gym 10'0 x 13'5 (3.05m x 4.09m)

Currently in use as a gym but could make an ideal home office. Large window overlooking front. Further window to side. Fitted carpet. Radiator. Pendant ceiling light.

Living Room 13'11 x 24'4 (4.24m x 7.42m)

Central feature fireplace containing recessed freestanding wood effect gas stove set on granite hearth with surround. Double French doors onto rear patio. Window to rear. Solid wood flooring. Two radiators. Pendant ceiling lights. Part glazed doors through into kitchen.

Kitchen/Dining Room 18'11 x 41'0 max (5.77m x 12.50m max)

Spacious versatile room offering seating for large table and chairs. Glazed door to rear patio. Recessed storage cupboard. Double French doors opening onto courtyard garden. Wood effect LVT flooring. Exposed ceiling beams. Stepped up to kitchen. Modern fitted shaker style kitchen with features to include; range of wall and base units with wood effect laminate worksurfaces and tiled splashbacks. Inset 1.5 bowl sink with curved hose mixer tap and draining grooves. Five ring gas hob with electric extractor hood over and double electric ovens under. Integrated fridge/freezer with matching decor panel. Undercounter integrated dishwasher with matching decor panel. Central island with overhanging for breakfast bar style seating with storage below. Eaves windows to front and rear. Large window overlooking courtyard garden, Exposed ceiling beam. Continuation of wood effect flooring from dining room. Pendant ceiling lights.

First Floor

Landing 19'1 x 17'8 max (5.82m x 5.38m max)

Stairs from ground floor onto split level landing. Window overlooking courtyard garden. Fitted carpet. Pendant ceiling light. Airing cupboard housing independent gas combination boiler installed March 2025. Doors to all first floor rooms.

Master Bedroom 14'0 x 16'5 (4.27m x 5.00m)

Stepped down from landing. Large window overlooking rear. Range of fitted wardrobes. Wood effect laminate flooring. Loft access hatch. Vertical radiator. Central pendant ceiling light. Door to en suite.

En Suite 13'6 x 6'6 (4.11m x 1.98m)

Modern fitted suite with features to include; full width shower with glazed shower screen. Wall mounted mains connected shower with rainfall shower head and further shower head attachment. Vanity unit with inset double sinks, mixer taps and storage below. Low level dual flush WC. Obscure glazed window to side. Fully tiled walls. Tiled floor. Radiator. Further wall mounted towel warmer. Ceiling spotlights. Extractor fan.

Bedroom Two 13'4 x 10'0 (4.06m x 3.05m)

Window overlooking rear. Full width and height fitted wardrobes. Wood effect laminate flooring. Radiator. Central pendant ceiling light.

Bedroom Three 10'0 x 12'2 (3.05m x 3.71m)

Window to side. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 11'2 x 10'9 (3.40m x 3.28m)

Window to front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 10'10 x 6'3 (3.30m x 1.91m)

Fitted suite in white comprising panelled bath with mixer tap mains connected shower behind glazed screen. Pedestal wash hand basin with mixer tap. Low level dual flush WC. Fully tiled walls. Tiled floor. Window overlooking front. Wall mounted vertical towel warmer. Loft access hatch. Extractor fan.

Outside

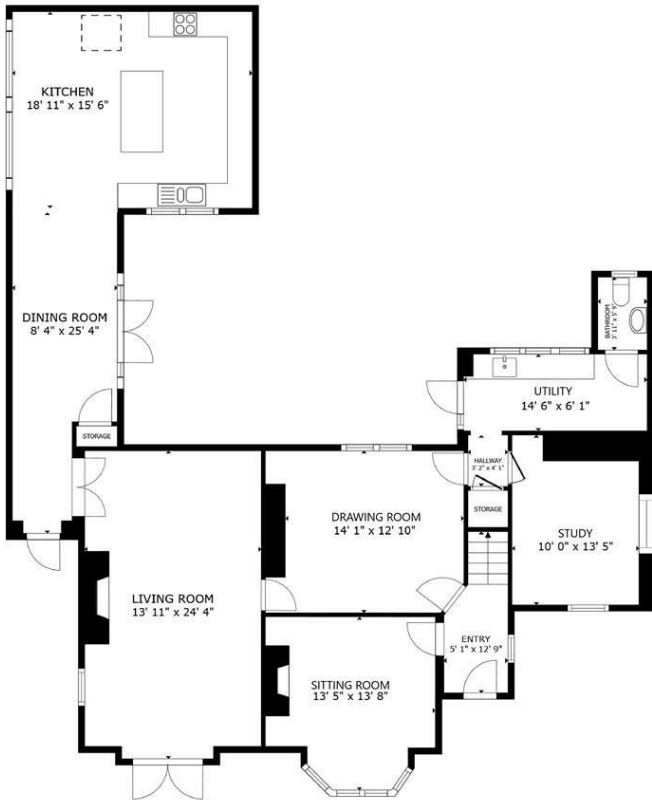
Off road 'in and out' driveway parking to the front of the property laid to plum slate chippings. Pedestrian gates to courtyard garden and rear garden. Path to front porch with decorative glazing and tiled flooring leading to the front door. The rear garden is predominantly laid to lawn with mature planted borders and hedge and fence boundaries. Spacious raised patio with access from the living room and kitchen/diner. Storage space to side laid to bark with storage shed. Pretty courtyard garden laid to plum slate with wall and fence boundaries and central decorative olive tree feature. Secluded patio area with access from kitchen/diner and utility room. Gate opening onto driveway. Bin storage area to side.

Services & Tenure

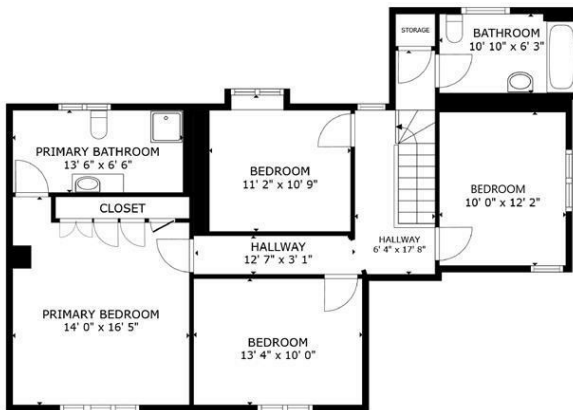
All mains services are connected to the property. Heating via gas combination boiler newly installed in March 2025. Underfloor heating in kitchen/dining room. UPVC double glazing throughout. Freehold.







FLOOR 1



FLOOR 2

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CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1,538 sq.ft. FLOOR 2 957 sq.ft.
 TOTAL : 2,495 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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