



# THE GROVE

CARDIFF ROAD • CREIGIAU CF15 9NL

A STYLISH DEVELOPMENT OF  
4 FOUR BEDROOM HOMES IN A RURAL VILLAGE  
SETTING ON THE OUTSKIRTS OF CARDIFF



View from rear of site

## LOCATION

**THE GROVE, STYLISH FOUR BEDROOM HOMES WITH OPEN PLAN KITCHEN, DINING / FAMILY AREA AND DOUBLE GARAGE**

Creigiau is just four miles from the outskirts of Cardiff whilst enjoying a rural village setting.

The village enjoys excellent amenities including Creigiau Golf Club, sports clubs and a pub. Creigiau also boasts a Welsh Reform Primary School. The designated secondary school is Radyr Comprehensive with a first class reputation.

Within the wider area is the excellent Vale Resort, Talbot Green Shopping Centre, Tesco and the adjoining areas of Pentyrch, Radyr and Llandaff.



View over Creigiau and the Vale of Glamorgan



# SITE PLAN



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This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership of boundaries, easements or wayleaves. For specific details, other than general site layout, please liaise directly with our sales consultant.

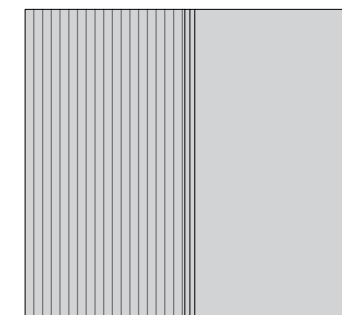
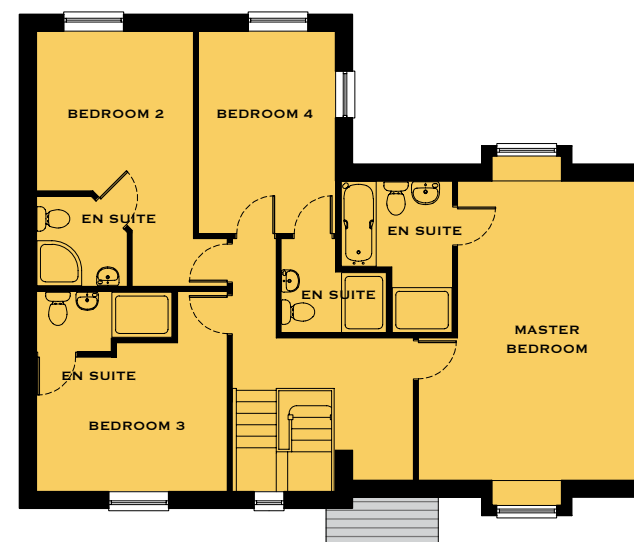


Customers should note this illustration and floor plan are representative only and should be treated as general guidance. They cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor do they constitute a contract or a warranty. All dimensions indicated are approximate and taken to their maximum. Detailed plans and specifications are available upon request.



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## GROUND FLOOR

<b>Lounge</b>	6000mm x 4343mm	19' 8" x 14' 3"
<b>Dining</b>	4808mm x 4013mm	15' 9" x 13' 2"
<b>Kitchen / Family</b>	6000mm x 5112mm	19' 8" x 16' 9"
<b>Cloaks</b>	1708mm x 1092mm	5' 7" x 3' 7"
<b>Utility</b>	3457mm x 1457mm	10' 0" x 4' 9"

## FIRST FLOOR

<b>Master Bedroom</b>	6000mm x 4343mm	19' 8" x 14' 3"
<b>En suite</b>	3046mm x 2244mm	11' 11" x 7' 4"
<b>Bedroom 2</b>	5112mm x 3143mm	16' 9" x 10' 3"
<b>Ensuite</b>	1825mm x 1811mm	5' 11" x 5' 11"
<b>Bedroom 3</b>	3830mm x 2981mm	12' 6" x 9' 9"
<b>Ensuite</b>	2734mm x 1217mm	8' 11" x 4' 0"
<b>Bedroom 4</b>	4057mm x 2747mm	13' 3" x 9' 1"
<b>Ensuite</b>	2119mm x 1889mm	5' 11" x 6' 2"

## PLOT 1

A STYLISH FOUR BEDROOM HOUSE  
WITH OPEN PLAN KITCHEN,  
DINING / FAMILY AREA AND  
DOUBLE GARAGE



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## GROUND FLOOR

<b>Lounge</b>	4860mm x 4581mm	15' 11" x 15' 0"(*)
<b>Dining</b>	6035mm x 4860mm	19' 9" x 15' 11"
<b>Kitchen/Family</b>	6549mm x 4785mm	21' 6" x 15' 8"
<b>Cloaks</b>	1373mm x 1100mm	4' 6" x 3' 7"
<b>Utility</b>	2585mm x 1299mm	8' 5" x 4' 3" (*)

## FIRST FLOOR

<b>Master Bedroom</b>	5334mm x 4338mm	17' 6" x 14' 3"
<b>En suite</b>	3631mm x 2676mm	11' 11" x 8' 9"
<b>Bedroom 2</b>	4860mm x 4581mm	15' 11" x 15' 0"
<b>En suite</b>	2600mm x 1210mm	8' 6" x 3' 11"
<b>Bedroom 3</b>	4085mm x 3550mm	13' 5" x 11' 7"
<b>En suite</b>	2600mm x 1205mm	8' 6" x 3' 11"
<b>Bedroom 4</b>	3647mm x 3631mm	11' 11" x 11' 10"
<b>En suite</b>	1825mm x 1811mm	5' 11" x 5' 11"

## PLOTS 2 & 3

A STYLISH FOUR BEDROOM HOUSE  
WITH OPEN PLAN KITCHEN,  
DINING / FAMILY AREA AND  
DOUBLE GARAGE



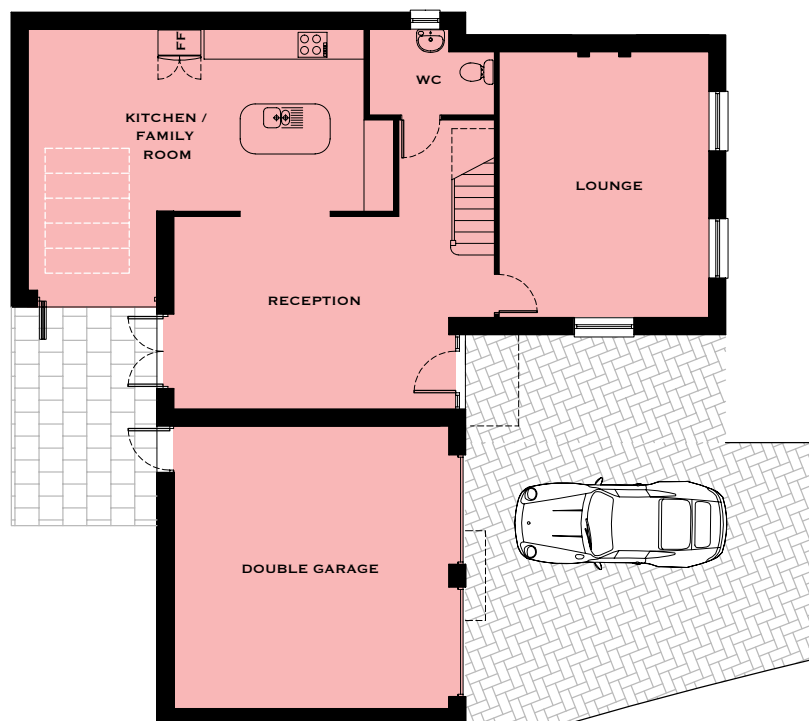
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## GROUND FLOOR

<b>Lounge</b>	5334mm x 4200mm	17' 6" x 13' 9"
<b>Dining</b>	6424mm x 3867mm	21' 1" x 12' 8"
<b>Kitchen/Family</b>	7331mm x 5234mm	24' 1" x 17' 2"
<b>Laundry/Cloaks</b>	2512mm x 1718mm	8' 3" x 5' 8"

## FIRST FLOOR

<b>Master Bedroom</b>	5514mm x 4338mm	18' 1" x 14' 3"
<b>En suite</b>	2874mm x 1998mm	9' 5" x 6' 6"
<b>Bedroom 2</b>	5334mm x 4200mm	17' 6" x 13' 9"
<b>En suite</b>	2542mm x 1212mm	8' 4" x 3' 11"
<b>Bedroom 3</b>	4413mm x 3650mm	14' 6" x 11' 11"
<b>En suite</b>	2601mm x 1217mm	8' 6" x 4' 0"
<b>Bedroom 4</b>	4081mm x 3867mm	13' 5" x 12' 8"
<b>En suite</b>	1998mm x 1469mm	6' 6" x 4' 10"

# PLOT 4

A STYLISH FOUR BEDROOM HOUSE  
WITH OPEN PLAN KITCHEN,  
DINING / FAMILY AREA AND  
DOUBLE GARAGE



## SPECIFICATION

PLEASE TALK TO US ABOUT THE OPTIONS AVAILABLE FROM THE DEVELOPER FOR KITCHENS AND BATHROOMS

- Hardwood front door
- uPVC External doors and windows
- Timber staircase with Hardwood rails and glass infill panels
- Softwood internal doors
- Satin chrome ironmongery including switches/sockets
- LED lighting throughout, spotlights in kitchen
- TV/Telephone points throughout
- Underfloor heating at ground floor, radiators at first
- Gas boiler
- Security/Fire alarms
- Hardwood flooring to hall and dining area
- Ceramic tiles to Kitchens / Bathrooms / Cloaks / Utility room
- Carpets to Bedrooms / Lounge / Landing
- Utility room with sink and units
- Fitted wardrobes to master bedroom & bedroom 2
- Electrically operated garage door
- Heritage paving paths and patios (or similar)
- External security light
- Water tap
- Landscaping to the front of plots





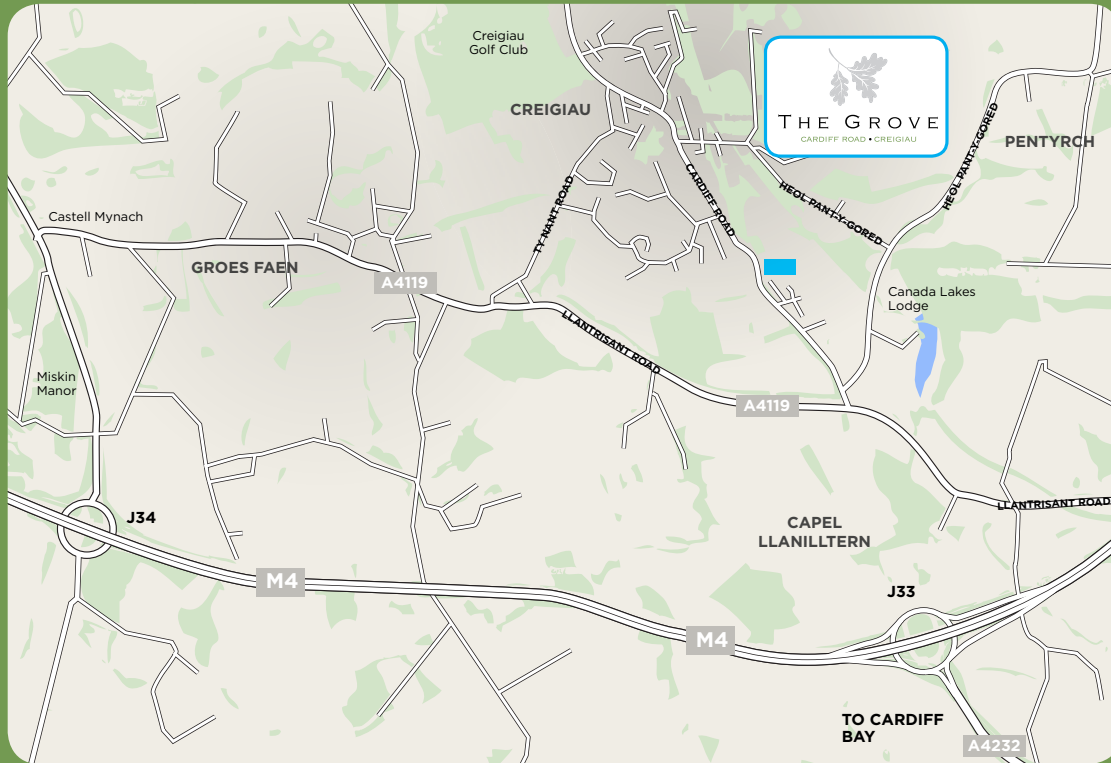
# D HERBERT BUILDERS

THE COMPANY HAS DEVELOPED AN EXCELLENT REPUTATION OVER THE LAST FIVE DECADES FOR ITS QUALITY PORTFOLIO

D. Herbert Builders are a family company that have been building residential and commercial property since 1959 in the greater Cardiff area. The company takes pride in the design, quality and finish of their developments.

In partnership with trusted construction industry colleagues, the company has earned a very high reputation for its quality products and have a wealth of experience in the development process.





**Directions**

**From the West / East**

Leave the M4 at junction 34, heading north towards Llantrisant. Turn right at the traffic lights signposted Groes Faen (Castell Mynach pub) onto the A4119, continue until the signpost for Creigiau - heading north on Cardiff Road. The site is on the right, after Queen Charlotte Drive.

**From Cardiff Central / Radyr**

Head onto the A4119 (signposted Llantrisant / Radyr) on the Llantrisant Road. Turning left at the signpost for Creigiau - heading north on Cardiff Road. The site is on the right, after Queen Charlotte Drive.



Rear of 378 Cyncoed Rd,  
 Sherborne House,  
 Cardiff CF23 6SA  
 T: 029 2076 3965



6A Station Rd, Radyr,  
 Cardiff, South Glamorgan  
 CF15 8AA  
 T: 029 2084 2124

[www.herberthomes.co.uk](http://www.herberthomes.co.uk)

