

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



CASTLETON RISE
CASTLETON

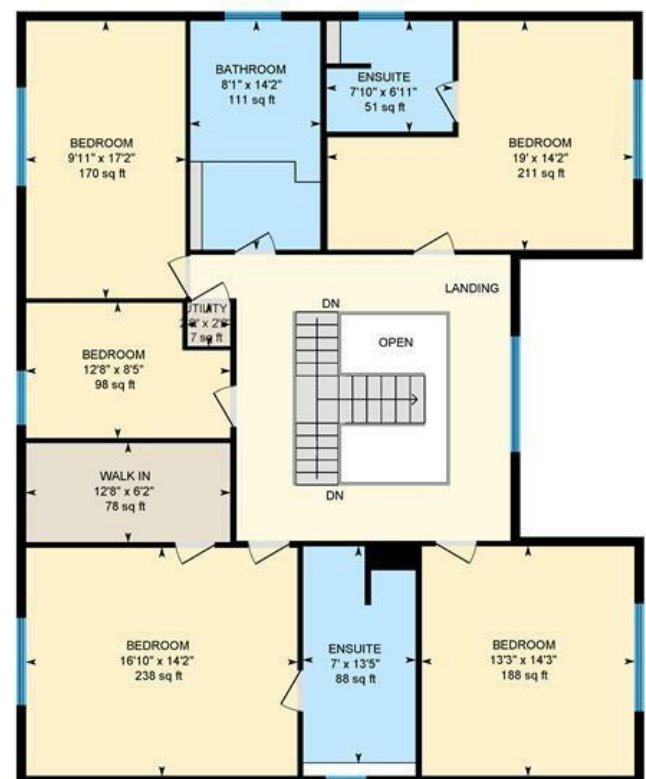


Castleton Rise, Castleton, CRF

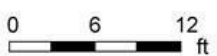
Main Building: Total Interior Area 3305.55 sq ft



Ground Floor



1st Floor



A fantastic family home set in just under a quarter of an acre and offers everything you would need in a executive family home over two floors.

Comments by - Mr Elliott Hooper-Nash



CASTLETON RISE

CASTLETON, CF3 2WA - ASKING PRICE £1,300,000



5 Bedroom(s)



3 Bathroom(s)



3306.00 sq ft

JeffreyRoss are proud to bring to the market this rare opportunity to acquire one of Castleton's finest residences located just off Marshfield Road on Castleton Rise. The cul de sac location is home to 5 unique detached family homes and we are pleased to present The Courtyard. Located behind its own electric gates is this 3,306 SQFT detached family residence set over two floors and in a 0.24 acre plot. The property briefly comprises entrance foyer, cloakroom, impressive entrance hallway with central staircase, downstairs WC and home office. Double doors lead to both the formal dining room and living room with doors leading to the second lounge, conservatory, open plan kitchen living and breakfast area with central island and large utility / laundry room. To the first floor are 5 good size bedrooms with the master benefiting walk in wardrobe and ensuite as well as bedroom two benefiting an ensuite and separate family bathroom. The front offers ample parking for 4-5 cars and a access to the double garage, great size family garden to the rear with views over the countryside. The property is offered to the market with no onward chain.

Take a closer look at our interactive walk through tour in Virtual tours. To arrange your viewing please get in touch with our Llanishen office on 02920 499680

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Foyer
1.88m x 1.70m (6'2 x 5'7)

Entrance Hallway
4.29m x 6.76m (14'1 x 22'2)

Downstairs WC
1.55m x 1.75m (5'1 x 5'9)

Cloak Room
1.88m x 1.78m (6'2 x 5'10)

Living Room
6.63m x 4.32m (21'9 x 14'2)

Dining Room
4.29m x 4.29m (14'1 x 14'1)

Office
2.26m x 3.00m (7'5 x 9'10)

Family Room
4.75m x 4.22m (15'7 x 13'10)

Kitchen / Living Room
4.75m x 7.42m (15'7 x 24'4)

Laundry
4.75m x 2.44m (15'7 x 8')

Conservatory
3.33m x 3.61m (10'11 x 11'10)

Double Garage
5.87m x 5.82m (19'3 x 19'1)

To the first floor

Master Bedroom
5.13m x 4.32m (16'10 x 14'2)

Walk in wardrobe
3.86m x 1.88m (12'8 x 6'2)

Ensuite
2.13m x 4.09m (7' x 13'5)

Bedroom Two
5.79m x 4.32m (19' x 14'2)

Ensuite
2.39m x 2.11m (7'10 x 6'11)

Bedroom Three
3.02m x 5.23m (9'11 x 17'2)

Bathroom
2.46m x 4.32m (8'1 x 14'2)

Bedroom Four
4.04m x 4.34m (13'3 x 14'3)

Bedroom Five
3.86m x 2.57m (12'8 x 8'5)

Garden

Gardens surround the house with views across the country side.

Driveway

Block paved driveway for 4-5 cars comfortably.

Additional Information

Plot size is 0.24 of an acre
Replaced all of the windows to the rear in July 2023
Boiler updated in approx 2018
External lighting
Gate and intercom serviced annually
Built in 1995
CCTV

Council Tax

Band - H

Tenure

We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.



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 