SPRINGFIELDS
CASTLETON

CARDIFF'S HOME FOR

STYLISH SALES
& LETTINGS

JeffreyRoss

The Poppies, 1b Springfields
Total Area: 214.0 m² ... 2303 ft²
All measurements are approximate and for display purposes only
Kitchen / Diner
3.96 x 8.16m
13'0" x 26'9"
Utility Room
Home Office
2.64 x 5.38m
8'8" x 17'8"
Living room / Play room
3.33 x 4.32m
10'11" x 14'2"
Cloakroom / Boot room
1.83 x 2.92m
6'0" x 9'7"
Garage / Store
Entrance Hall
2.14 x 4.28m
7'0" x 14'0"
WC
Living Room
3.96 x 5.66m
13'0" x 18'7"

En-suite
Bedroom 1
3.28 x 2.51m
10'9" x 8'3"
Walk in Wardrobe
Bedroom 4
2.87 x 3.00m
9'5" x 9'10"
Wardrobe
Bedroom 3
4.22 x 3.00m
13'10" x 9'10"
Wardrobe
Landing
Bedroom 1
4.62 x 4.47m
15'2" x 14'8"
Bathroom
2.79 x 2.00m
9'2" x 6'7"
Wardrobe
En-suite
1.68 x 1.80m
5'6" x 5'11"
2 Storey
(Double Height
Ceilings)
Bedroom 2
3.79 x 4.82m
12'5" x 15'10"

This is a truly impressive property. Beautifully designed and perfectly presented, this is a home not to be missed! With 4 Double Bedrooms, multiple reception rooms, a huge garden, a stunning wrap around landing with double height ceilings, and an incredible Kitchen / Diner.. this is a property not to be missed! Call the office on 02920 499680 and book your viewing today, to make this house your home!

Comments by - Mr Ollie Vincent

SPRINGFIELDS

CASTLETON, CF3 2LG - ASKING PRICE - £775,000

4 Bedroom(s) | 3 Bathroom(s) | 2303.00 sq ft

Nestled in a tranquil cul-de-sac in the charming village of Castleton, this executive detached four-bedroom family home presents an exceptional opportunity for those seeking a blend of modern living and convenience. Offered to the market with no onward chain, this property is ideally located within the catchment area for the highly regarded Marshfield Primary and Basseleg High School, making it perfect for families.

Upon entering, you are greeted by a welcoming storm porch leading into a spacious hallway adorned with double height ceiling & elegant oak wood flooring. The ground floor boasts a well-appointed cloakroom, a generous living room featuring a 'Contura' cast iron wood-burning stove, and an impressive open-plan kitchen diner. The impressive kitchen, is fitted with high-quality 'Sigma 3' units, quartz worktops, and top-of-the-line 'Neff' appliances, including a five-ring gas hob and integrated wine cooler. The dining area, with its vaulted ceiling and double-glazed French doors, seamlessly connects to the lovely enclosed rear garden.

The ground floor also includes a utility room, a comfortable sitting room with access to the garden, a dedicated home office, and a practical storage room. Ascending to the first floor, you will find the main bedroom, complete with a luxurious four-piece en suite bathroom and a walk-in wardrobe. Bedroom 2, again with en suite and fitted wardrobes, while 2 further bedrooms and a family shower room complete this level.

Externally, the property boasts a generous key block driveway providing off-street parking for at least two vehicles, garage store at the front and brick shed to the side, and a beautifully landscaped rear garden with a patio, mature shrubs, and a timber storage shed.

This home is not only a sanctuary of comfort but also a gateway to the vibrant amenities of Cardiff and Newport, with easy access to the A48 & M4. This property truly encapsulates the essence of family living in a very desirable location!

PROPERTY SPECIALIST

Mr Ollie Vincent
ollie.vincent@jeffreyross.co.uk

Entrance Hall
2.13m x 4.27m (7'0 x 14'0)

W/C

Cloakroom / Boot Room
1.83m x 2.92m (6'0 x 9'7)

Home Office
2.64m x 5.38m (8'8 x 17'8)

Living room / Play room
3.33m x 4.32m (10'11 x 14'2)

Kitchen / Diner
3.96m x 8.15m (13'0 x 26'9)

Utility Room

Living Room
3.96m x 5.66m (13'0 x 18'7)

to the First Floor

Landing

Bedroom 1
4.62m x 4.47m (15'2 x 14'8)

En-suite Bedroom 1
3.28m x 2.51m (10'9 x 8'3)

Walk in Wardrobe

Bedroom 2
3.78m x 4.83m (12'5 x 15'10)

En-suite Bedroom 2
1.68m x 1.60m (5'6 x 5'3)

Bathroom
2.79m x 2.01m (9'2 x 6'7)

Bedroom 3
4.22m x 3.00m (13'10 x 9'10)

Bedroom 4
2.87m x 3.00m (9'5 x 9'10)

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

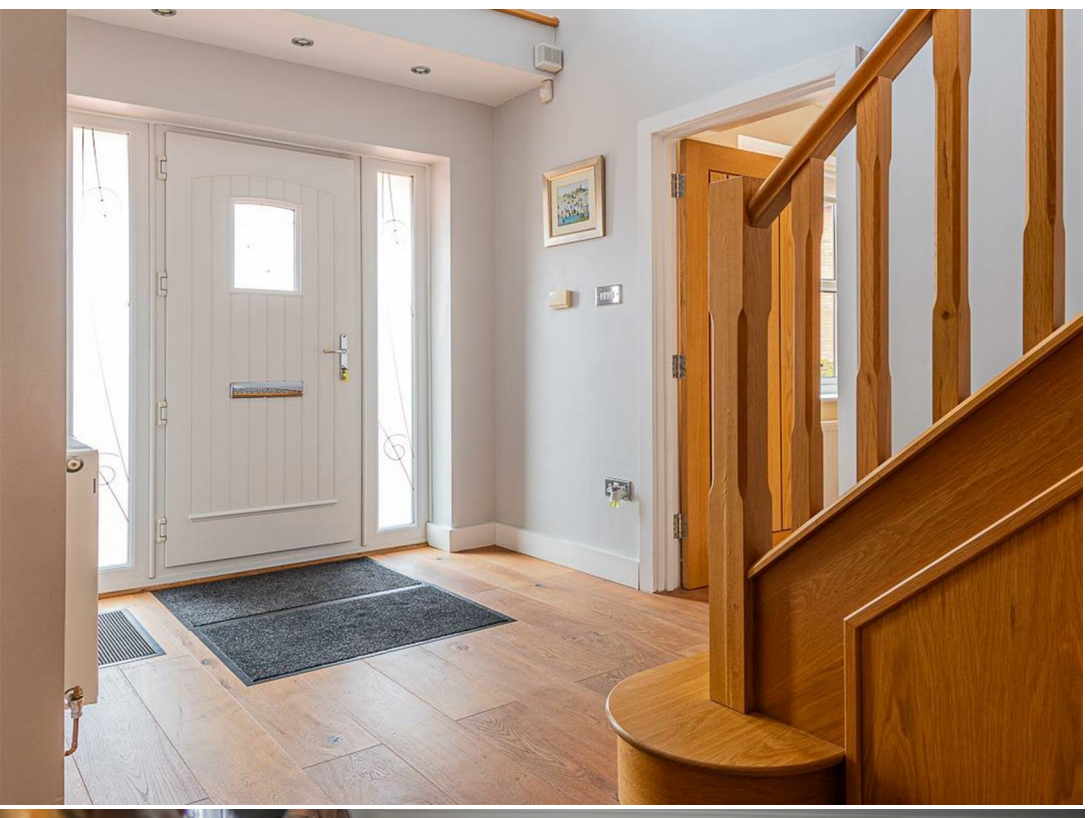
Council Tax
Band H

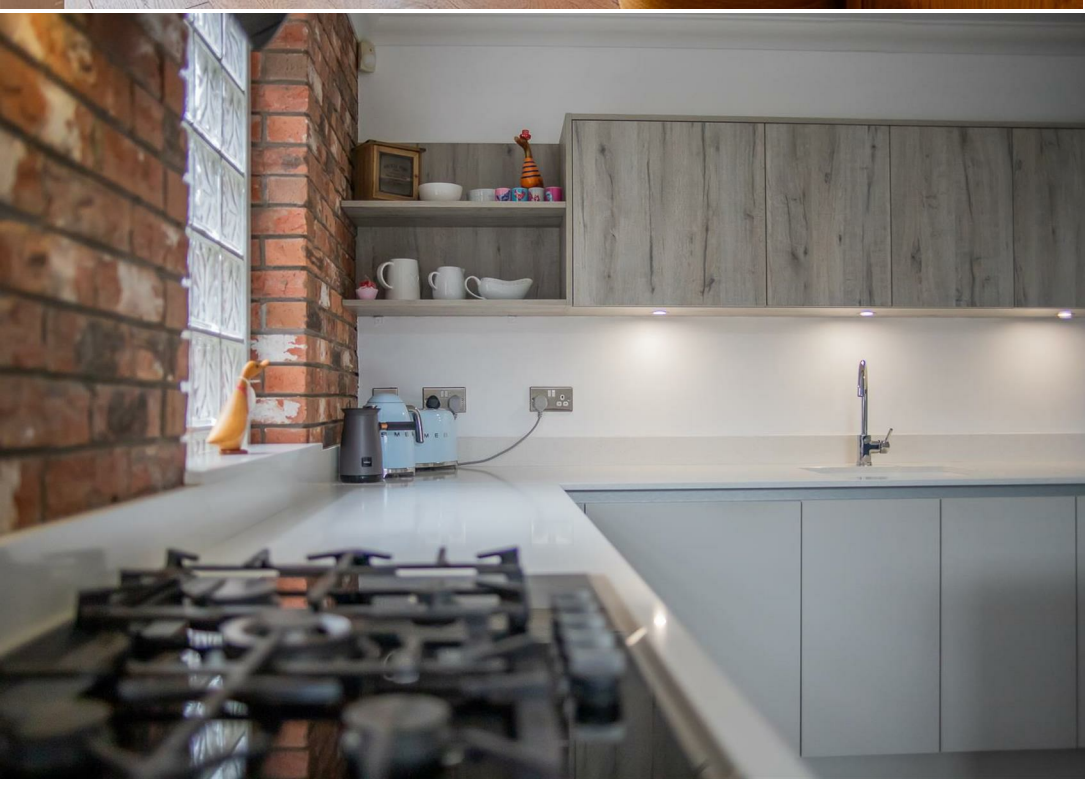
School Catchment
English medium primary for admission from July 2023 onwards is Marshfield Primary
English-medium secondary effective from 2021 is Bassaleg School

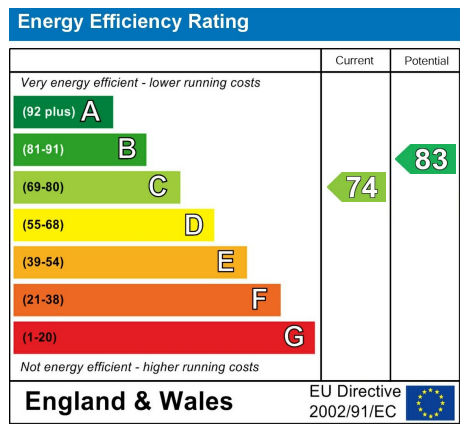
Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenlli
Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport

Garden
Large Garden
Lawn
Patio
Storage Shed

Additional Information
Sigma 3 Kitchen
Vaulted Ceilings
Additional Boot Room
Additional Home Office
Oak Wood Flooring
Storage Shed






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
74
83
England & Wales
EU Directive 2002/91/EC

NAN