



# 14 Craig-Yr-Haul Drive

Castleton, Cardiff, CF3 2SA

Price Guide £650,000

HARRIS & BIRT



 5  2  4

A large family five bedroom home on a corner plot located in a very select sought after close of Castleton, Cardiff. Set in Marshfield Primary and Bassaleg High School catchment areas, and within close proximity to the highly regarded private St Johns College.

The accommodation boasts approximately 2277 square foot in area and comprises of a generous living room with conservatory attached, a separate dining room, kitchen and breakfast room and a utility room. On the first floor you will find five double bedrooms with an ensuite to master, a family bathroom and a separate shower room. There is a double garage with ample driveway parking and a mature large private garden which includes a wildlife pond. This home is ideally positioned with excellent transport links to the A48, M4 and both Newport & Cardiff City Centres.

Price Guide £650,000 To £700,000



## Accommodation

### Ground Floor

#### Entrance Hallway 6'4" x 15'6" (1.93m x 4.72m)

UPVC double glazed wooden effect door to front elevation. Laminate effect wooden flooring. Skimmed walls. Coved and artexed ceiling. Carpeted stairs. Radiator. Hive controls for central heating.

#### Lounge 11'10" x 18'9" (3.61m x 5.72m)

Large lounge with laminate effect flooring. Skimmed walls. Coved and artexed ceiling. Two pendant lights. French wooden doors out to Sun room. Gas Fire which is currently capped. Two radiators. Wooden double glazed windows to front and rear elevation. French doors to garden.

#### Dining Room 9'10" x 12'5" (3.00m x 3.78m)

Good sized dining room with wooden double glazed window to front elevation. Laminate effect flooring. Radiator. Skimmed walls. Coved and artexed ceiling.

#### Sun Room/Conservatory 12'11" x 16'2" (3.94m x 4.93m)

A great space Sun Room/Conservatory with insulated tiled roof. Tiled flooring. Skimmed walls to windows. Hard wood double glazed windows. French doors to garden. Spotlight ceiling. Radiator.

#### Kitchen 9'10" x 9'9" (3.00m x 2.97m)

Good sized kitchen. Fully fitted kitchen with a range of wall and base units set under and over black granite worksurface tops. Features include a five ring burner range with extractor, two ovens, Integrated full size dish washer, large Belfast sink with hot and cold mixer tap. Laminate effect flooring. Wooden double glazed window to rear elevation. Skimmed walls and artexed ceiling. Radiator. Adjoining breakfast room.

#### Second Reception Room/Breakfast Room 17'4" x 8'10" (5.28m x 2.69m)

Wooden effect flooring two sets of double glazed patio doors to rear garden. Skimmed walls. Coved and artexed ceiling. Pendant lighting. Radiator.

#### Utility Room 7'11" x (2.41m x )

Tiled flooring. Half tiled walls, skimmed walls above. Coved and artexed ceiling. Space for washing machine and a separate tumble dryer, separate fridge/freezer. Cupboard space. Sink and drainer. Wall cupboards. tall cupboards and extractor fan.

#### Downstairs wc 3'1" x 5'11" (0.94m x 1.80m)

Laminate flooring. wc, wall hung wash hand basin. Wooden double glazed window to rear elevation. Radiator. Artexed ceiling. Skimmed walls.

### First Floor

#### Hallway 25'5" x 8'7" (7.75m x 2.62m)

Carpeted flooring, skimmed walls artexed ceiling, hatch to attic, doorways to all other rooms.

#### Master Bedroom 14'11" x 25'8" (4.55m x 7.82m)

Large master bedroom. Carpeted flooring. Three sets of fitted wardrobes. Fitted bedroom furniture. Wooden double glazed windows to front elevation and to the rear elevation. Radiator. Skimmed walls. Coved and artexed ceiling. En-suite.

#### En-Suite 10'4" x 9'9" (3.15m x 2.97m)

Bath with hair washing handle. Laminate effect flooring. Half panelled walls. wc. Sink with storage drawers below. Skimmed ceilings. Window to front elevation. Shower cubicle with rainforest shower head. Towel radiator. Extractor fan. Spotlight ceiling.

#### Bedroom Two 13'6" x 7'6" (4.11m x 2.29m)

Carpeted flooring. Two wooden double glazed windows to front elevation. Skimmed walls and ceilings. Storage cupboard. Radiator. Pendant ceiling light.

#### Bedroom Three 11'10" x 9'1" (3.61m x 2.77m)

Carpeted flooring. Skimmed walls and artexed ceiling. Wooden double glazed window to front elevation. Radiator. Built in wardrobes.

#### Bedroom Four 9'10" x 8'6" (3.00m x 2.59m)

Carpeted flooring. Skimmed walls and artexed ceiling. Wooden double glazed window to rear elevation. Fitted wardrobes

#### Bedroom Five 7'0" x 9'5" (2.13m x 2.87m)

Carpeted flooring. Skimmed walls and artexed ceiling. Wooden double glazed window to rear elevation.

#### Family Bathroom 6'7" x 5'11" (2.01m x 1.80m)

#### Shower Room 3'1" x 6'5" (0.94m x 1.96m)

Electric shower, Fully tiled walls. Tiled floor. Spotlights. Extractor fan.

#### Double Garage 18'1" x 16'6" (5.51m x 5.03m)

Double garage with up and over doors. Side door to side elevation. Skimmed ceiling. Electric lighting.

### Outside

There is ample driveway parking for three cars directly in front of the garage. The remainder of the front is laid to lawn. The rear garden is private, walled and benefits from mature shrubs, a south facing decked area and a wildlife pond. There are also double electric sockets on the decking, the patio and behind the conservatory.

### Services

Mains gas, electricity, water and drainage. There is a hot and cold tap in the garden. There is an electric point next to the decking.

The attic is boarded to the centre, there is a loft ladder and a separate water tank.

### Directions

From our office on Caerphilly Road head South along the A469, turn left onto the slip road to M4 towards Newport at the Gabalfa Interchange take the 1st exit.

Merge onto Eastern Avenue, take the A48 exit at the roundabout, take the 1st exit onto A48

Turn right onto Craig-Y-Haul Drive and the property is on the right.











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GROSS INTERNAL AREA  
FLOOR 1: 1,275 sq.ft. FLOOR 2: 1,002 sq.ft.  
TOTAL: 2,277 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**Matterport**



**HARRIS & BIRT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74

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



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