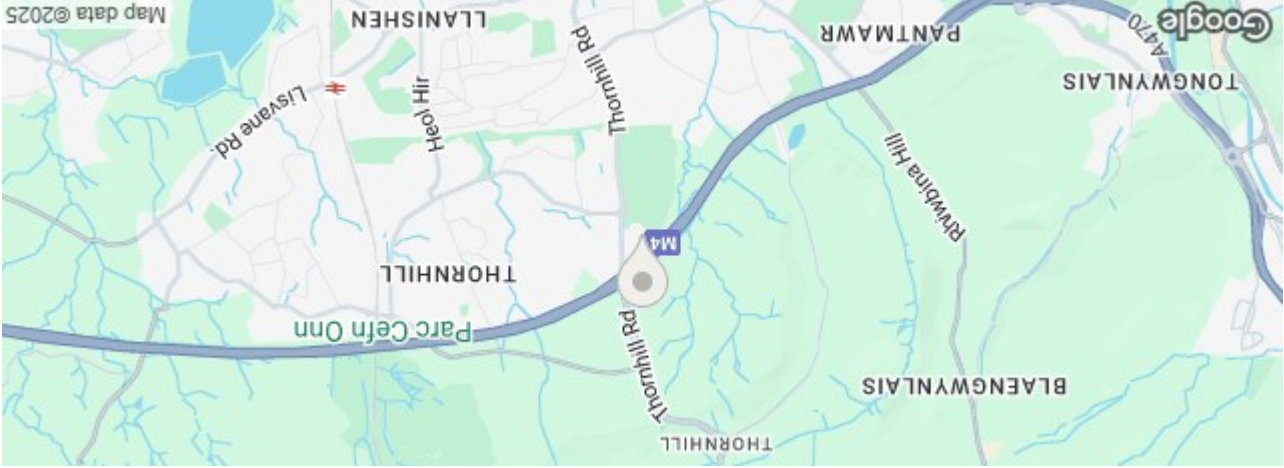




GROUND FLOOR
80.5 sq.m. (866 sq.ft.) approx.

1ST FLOOR
70.0 sq.m. (754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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5 BEDROOM DETACHED

Energy Efficiency Rating		England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		A	(92 plus)		
		B	(81-91)		
		C	(69-80)		
		D	(55-68)		
		E	(39-54)		
		F	(21-38)		
		G	(1-20)		
Not energy efficient - higher running costs					
Potential	Current	84		65	



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4 Bassetts Field,
Thornhill, Cardiff
CF14 9UG



£495,000
House - Detached
5 Bedrooms

Tenure - Freehold
Floor Area - 1620.00 sq ft
Current EPC Rating - D65
Potential EPC Rating - B84



A spacious and well presented five bedroom, two en-suite detached family home in a desirable cul-de-sac in Thornhill.

Located in the highly sought-after Bassetts Field development, this generously proportioned five bedroom detached home was built by Barratt Homes in 2003 and offers versatile accommodation across two well-designed floors, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a spacious lounge, a separate dining room, and a modern kitchen/breakfast room with integrated appliances and conservatory opening to the rear garden. A utility room and downstairs WC provide additional practicality.

Upstairs, the property boasts five bedrooms, two of which benefit from their own en-suite shower rooms, ideal for larger families. The remaining bedrooms are served by a well-appointed family bathroom. The layout provides excellent flexibility, with the fifth bedroom also suited as a study, nursery or dressing room if desired.

Outside, there is a private rear garden perfect for relaxing or entertaining, along with a garage and driveway parking.

The property is well positioned within a peaceful cul-de-sac and close to a range of local amenities, including shops, supermarkets, Thornhill train station, and bus routes. It also falls within catchment for popular local schools such as Thornhill Primary School, Llanishen High School, Llanishen Fach Primary School and Whitchurch High School. Christ the King Primary School and Ysgol Y Wern Welsh-medium school.

No onward chain.

ENTRANCE

Entered via panelled double glazed door to hallway.

HALLWAY

Single radiator, amtico flooring, double glass panelled doors to lounge, door to kitchen and door to downstairs w.c.

DOWNSTAIRS WC

0.92 x 1.78 (3'0" x 5'10")

Upvc double glazed window front, comprises of low level w.c, basin with vanity unit, tiled floor, single radiator.

LOUNGE

5.51 x 3.31 (18'1" x 10'10")

Upvc double glazed window to front, electric fire with marble hearth and surround, single radiator, coved ceiling, archway to dining room.

DINING ROOM

3.54 x 2.83 (11'7" x 9'3")

Upvc double glazed French doors to rear garden, coved ceiling, single radiator, door to kitchen/diner.

KITCHEN/DINER

5.18 x 3.53 (17'0" x 11'7")

Upvc double glazed window to rear, selection of wall and base units and contrasting worksurfaces, quartz sink and drainer unit with mixer tap, partly tiled, built in gas hob and electric oven, integrated dishwasher, American fridge freezer.

UTILITY

2.59 x 1.54 (8'6" x 5'1")

Fitted with base units and cupboard, inset stainless steel sink and drainer with mixer tap over. Washing machine and tumble dryer , wall mounted boiler, double glazed door to rear.

CONSERVATORY

3.07 x 2.69 (10'1" x 8'10")

Enter via Upvc double glazed French doors with ceramic tiled flooring, Upvc double glazed French doors to garden.

FIRST FLOOR

LANDING

Access to a fully boarded attic with fold down ladder, with power, doors to all rooms, door to airing cupboard housing hot water tank.

BEDROOM ONE

3.66 x 3.32 (12'0" x 10'11")

A good size master bedroom with two double glazed windows to front, single radiator, painted walls, papered feature wall, carpet and door to ensuite.

ENSUITE

1.62 x 1.94 (5'4" x 6'4")

Fitted with a three piece suite to include low level w.c, wash hand basin with vanity unit and tiled splashback, walk in fully tiled shower cubicle with shower. Upvc double glazed window to side, tiled floor, single radiator

BEDROOM TWO

3.43 x 3.23 (11'3" x 10'7")

A further excellent size bedroom with carpet, Upvc double glazed window to rear, single radiator, door to ensuite.

ENSUITE

1.62 x 1.94 (5'4" x 6'4")

Fitted with a three piece suite to include low level w.c, wash hand basin with vanity unit and work top with tiled splashback, walk in fully tiled shower cubicle with shower, tiled floor, single radiator.

BEDROOM THREE

4.89 x 2.61 (16'1" x 8'7")

Overlooking the front aspect with carpet, painted walls, Upvc double glazed window, single radiator.

BEDROOM FOUR

3.49 x 2.72 (11'5" x 8'11")

Upvc double glazed window to rear, carpet, painted walls, single radiator.

BEDROOM FIVE

2.66 x 2.00 (8'9" x 6'7")

Upvc double glazed window to front, carpet, painted walls, single radiator.

FAMILY BATHROOM

2.12 x 2.38 (6'11" x 7'10")

Fitted with a three piece suite comprising of panelled bath, low level w.c, wash hand basin with vanity unit and work top, cupboard and shelving. Tiled splashbacks, Upvc double glazed window to rear.

FRONT GARDEN

Driveway for 2 cars leading to garage with up and over door and power. Lawned area.

REAR GARDEN

Laid to patio and lawned area, enclosed by fencing and wall with mature shrubs and bushes.

TENURE

This property is understood be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

Band G

