



*Hern and Crabtree*

£475,000 Freehold

Wentloog Rise | Cardiff | CF3 2SD

Hern &  
Crabtree

This well presented and generously sized four bedroom detached family home is situated in a small cul de sac in the desirable semi-rural location of Castleton, Cardiff. This property has been lovingly maintained and offers a range of features that would make a perfect home for any family.

On entering the property, you are welcomed into the entrance hall with staircase leading up to the first floor. There is a cloakroom situated under the stairs, and access to the garage conversion which consists of a utility room and storage space. The living room opens into the open plan kitchen diner with french doors to the rear garden. To the first floor is the master bedroom with en suite, second and third bedrooms which are both doubles with an interconnecting 'Jack and Jill' bathroom, a further fourth bedroom and family bathroom. The property also benefits from a double driveway to the front providing off street parking and an enclosed rear garden.

Castleton is a popular residential area located on the outskirts of Cardiff city centre, just off junction 32 of the M4 motorway. The area has excellent transport links with nearby bus routes into Cardiff City Centre & further connections to Newport & Bristol. There are also a range of local amenities within walking distance including shops and restaurants. The area has great schooling options with several primary & secondary schools nearby & within easy reach are some beautiful countryside walks and parks.



### Entrance Hall

Double glazed composite door to the front, inset window, matching window to the side. Radiator, wood grain tiled floor, stairs to the first floor. Door to cloakroom, kitchen, living room and utility room.

### Cloakroom

Situated under stairs, WC, wash hand basin, vanity cupboard, extractor fan, wood grain tiled floor.

### Living Room 17'5 x 10'4

Double glazed bay window to the front, electric fireplace. French glazed doors to the kitchen diner. Two radiators, wood laminate floor.

### Utility Room 10'10 x 7'10

Forming part of the converted garage. Divided into utility area and store room. Utility area offers plumbing for washing machine, space for a condensing tumble dryer. 1.5 sink and drainer with wall and base units, space for further appliances such as fridge freezer. French doors to store room. Wood laminate floor.

### Store Room 7'11 max x 5'6 max

Barn style doors to the front.

### Kitchen Diner 26'3 x 10'11

Double glazed windows to the rear, french doors to the garden. Kitchen area offers wall and base units with

complimentary wood work tops over. Five ring gas hob, tiled splash back, cooker hood over. 1.5 bowl stainless steel sink with mixer tap. Integrated dishwasher, space for fridge freezer, integrated oven and grill. Large corner pantry cupboard with power, light and shelving. Wood grain tiled floor. Two vertical radiators.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles.

### Landing

Loft access hatch, airing cupboard, radiator. Doors to:

### Bedroom One 14'9 x 11'5 expanding to 15'4 max

Two double glazed windows to the front, two radiators. Recess for wardrobes, door to en-suite.

### En suite 6'3 x 5'10

Double glazed obscured window to the side. Shower quadrants set to one side with plumbed shower. Corner WC, wall hung wash basin with light, mirrored vanity cupboard over. Vinyl floor, tiled walls, heated towel rail, extractor fan, spot lights.

### Bedroom Two 11'10 x 10'7

Double glazed window to the front, radiator, door to a 'Jack and Jill' en suite.



### Jack and Jill En suite

Shared by bedroom two and three. Double glazed obscured window to the side. WC. Wash basin, heated towel rail, part tiled wall. Wood laminate flooring. Shower quadrant with sliding door, plumbed shower. Door to bedroom Three.

### Bedroom Three 11'8 x '8'7

Door from landing, door to Jack and Jill en suite interconnecting with bedroom two. Double glazed window to the rear, radiator.

### Bedroom Four 8'6 x 9'9

Double glazed window to the rear, wood laminate floor. Double glazed window to the rear, radiator.

### Bathroom 8'6 x 7'4

Double glazed obscured window to the rear, bath with electric shower over and glass screen. WC, wash hand basin, vanity cupboard, shaver point, mirrored vanity over. Heated towel rail, vinyl floor.

### External

#### Front

Double driveway, stone chippings and tarmac, paved path. Storm porch to the front, outside light. Access to garage conversion. Electric EV charging point, mature shrubs. Path to side leading to the rear.

#### Rear Garden

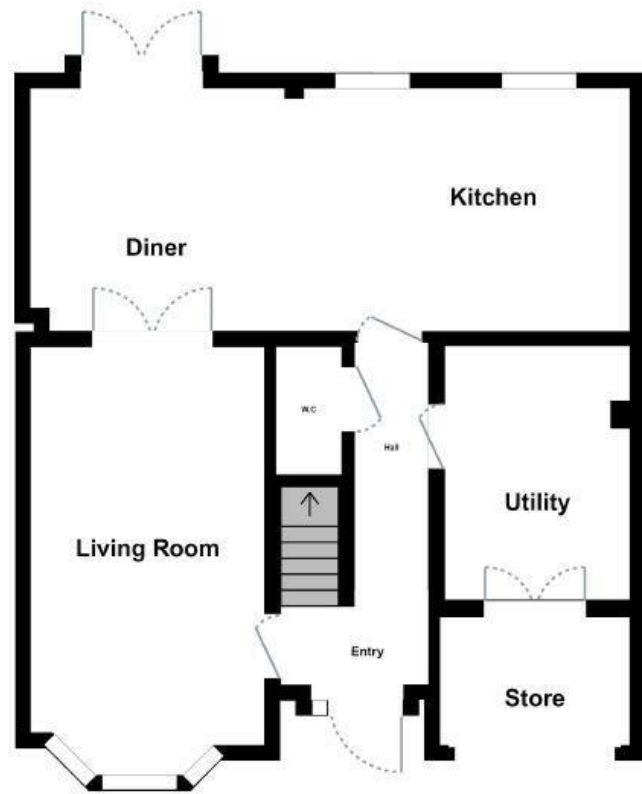
Enclosed garden with paved patio,

lawn, further patio, stone chippings and mature shrubs, trees and flower borders. Gate to the side leading out to the front.

### Additional Information

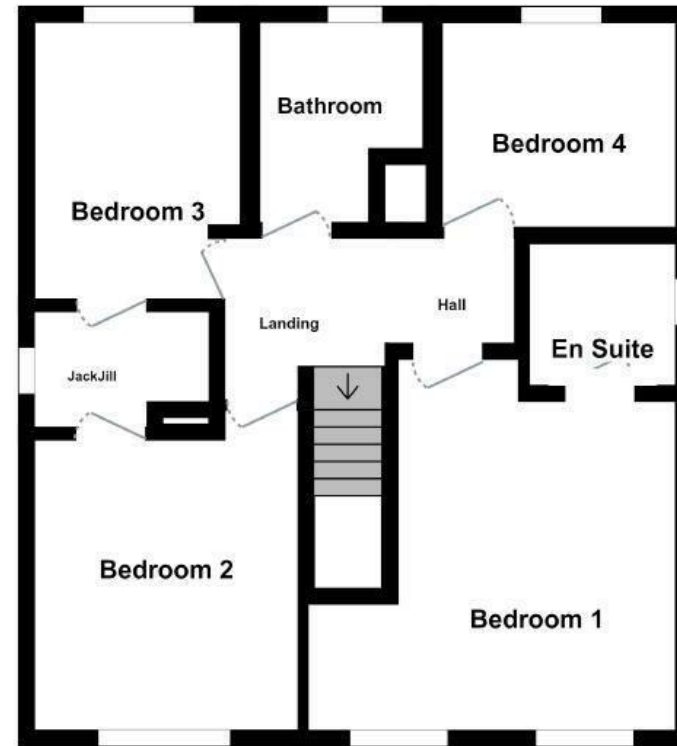
We have been advised by the vendor that the property is Freehold.





For illustration purposes only. Not to scale.

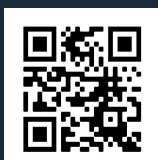
### Main Floor



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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>		73	83
(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			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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