



£800,000 Freehold
Springfields | Cardiff | CF3 2LG

Hern &
Crabtree

This executive detached four-bedroom family home is situated in a small cul de sac in the sought-after semi-rural village of Castleton and is offered to the market with no onward chain. The property is also ideally placed within the school catchment for Marshfield Primary and Basseleg High School with easy access to Cardiff and Newport, A48 and M4.

The stylish and generous accommodation briefly comprises an entrance hall, cloakroom, living room, open plan kitchen diner, utility room, sitting room, home office and a storage room to the ground floor. On the first floor is the primary bedroom with a four-piece en suite bathroom, a second bedroom with an en suite shower room, two further bedrooms and a family shower room. The property further benefits from a lovely enclosed rear garden with purpose-built storage and a generous key block driveway providing off-street parking to the front of the property for at least two vehicles. Viewings of this fantastic property are a must and can be arranged via our Heath branch.



Entrance

Storm porch to front, spot lights, outside power point, composite double glazed door into hallway with matching windows either side.

Hallway

Vaulted ceiling, stairs to the first floor, Oak wood flooring, radiator, door to cloakroom. Inner walkway to sitting room, utility and kitchen diner.

Cloakroom

WC, wash basin, vanity cupboard, extractor fan, double glazed obscured window to the front, radiator, Oak wood flooring.

Living Room 18'7 x 13'0

Double glazed window to the front, two

double glaze obscured windows to the side. 'Contura' cast iron Scandinavian wood burning stove set on a slate hearth with split face slate tiled wall behind. Two radiators.

Kitchen Diner 26'9 x 13'1

Forms part of an extension to the rear of the property. 'Sigma 3' kitchen laid with a selection of wall and base units with complimentary quartz work tops over. Five ring 'Neff' gas hob with 'Caple' cooker hood fitted over, upstand splash back. Feature brick wall, two feature glass block work windows to the side. Central island with built-in storage and breakfast bar. Integrated wine cooler fridge. 'Neff' integrated oven and grill, integrated

'Neff' microwave. Integrated full length fridge, integrated 'Bosch' dishwasher. 1.5 bowl 'Caple' sink with draining grooves and mixer tap over. 'Neff' integrated base freezer, pull out pan drawers, under lighting built in. Tiled floor through to the dining area. Radiator, pendant drop lights over breakfast bar, spot lights. Vaulted ceiling to dining area with double glazed french doors to the rear garden with windows either side along with a feature double glazed window overlooking the rear garden. Matching radiator and tiled floor.

Utility Room 5'11 x 10'0 max

Double glazed window to the rear, stainless steel sink and drainer.

Plumbing for washing machine, space for condensing tumble dryer, storage cupboards and counter tops. Matching tiled floor, radiator.

Sitting Room 14'2 x 11'0

Double glazed french doors leading out to the rear garden, radiator. Door to home office.

Home Office 8'8 max x 17'8 max

Double glazed window to the side and rear. Oak wood flooring, two radiators.

Storage Room 9'7 x 6'0

Formerly a study, now used as a coats and boots room. Door interconnecting from the main hall and home office. Radiator, double glazed window to the front, Oak wood floor.



First Floor

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

Landing

Large loft access hatch with pull down ladder (fully boarded and carpeted loft space with light), further hatch to a further loft space over bedroom two. Radiator, banister.

Primary Bedroom 14'8 x 15'2

Double glazed window to the front, two radiators, door to en-suite. Large walk-in wardrobe style storage cupboard.

Primary En suite Bathroom 10'9 max x 8'3 max

Double glazed obscured window to the rear. Free standing bathtub with mixer tap, WC, wall hung wash hand basin,

vanity cupboard, heated towel rail. Double shower quadrant with glass splash back screen, plumbed shower and separate shower mixer. Recess for toiletries, extractor fan, double glazed obscure window to the rear, tiled walls and floor.

Bedroom Two 15'5 max x 13'0 max

Double glazed windows to the front, built-in wardrobes, radiator, built-in airing cupboard with pressurised hot water tank. Door to En suite.

En suite 5'3 max x 5'6 max

Double glazed obscured window to the side, shower quadrant with plumbed shower and separate shower mixer. WC, wall hung wash hand basin with vanity cupboard, part tiled walls, tiled floor.

Bedroom Three 9'10 max x 13'10 max

Double glazed window to the rear, radiator, built-in wardrobes.

Bedroom Four 9'5 max x 9'10 max

Double glazed window to the rear, radiator, built-in wardrobes.

Family Shower Room

Double-glazed obscured window to the side. Double shower cubicle with plumbed shower, separate shower head attachment, sliding glass doors. Wall-mounted wash basin with mixer taps, WC. spotlights, extractor, heated towel rail, tiled floor and ceramic tiled walls.

External

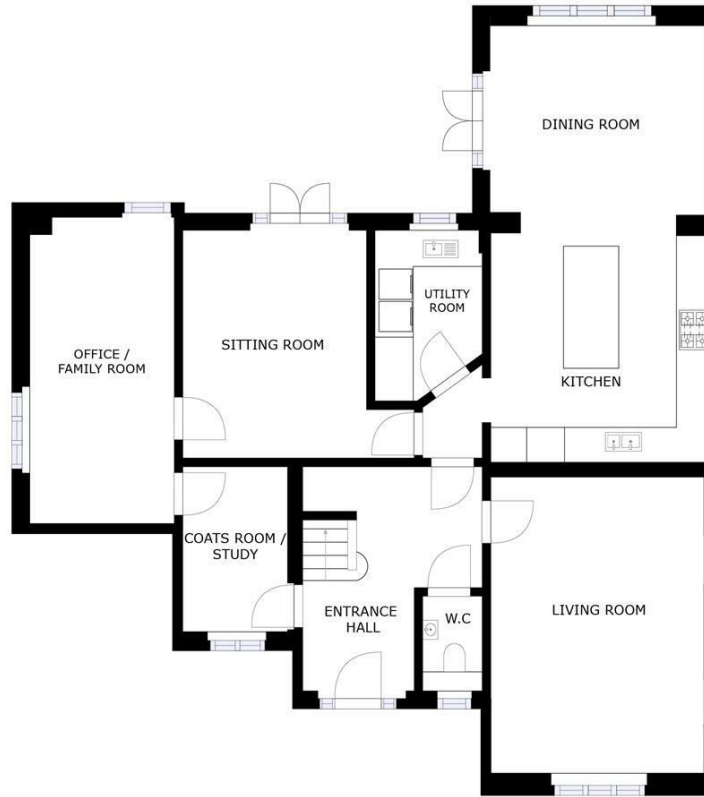
Front

Generous key block driveway providing off street parking for at least two vehicles. Gate to the side leading to the rear garden. Built-in purpose built storage housing a 'Worcester' gas boiler. Mature shrubs and trees.

Rear Garden

Enclosed rear garden with patio, lawn, mature shrubs, trees and flower borders with raised retaining brick walls. Large timber frame storage shed, further raised sitting area, pergola. Side gate access to the front of the property. Outside lights, purpose built brick additional storage shed.





GROSS INTERNAL AREA
 GROUND FLOOR: 1,224 sq. ft., 114 m², FIRST FLOOR: 1,073 sq. ft., 100 m²
 TOTAL: 2,297 sq. ft., 214 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROUND FLOOR



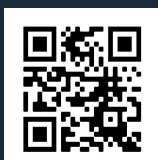
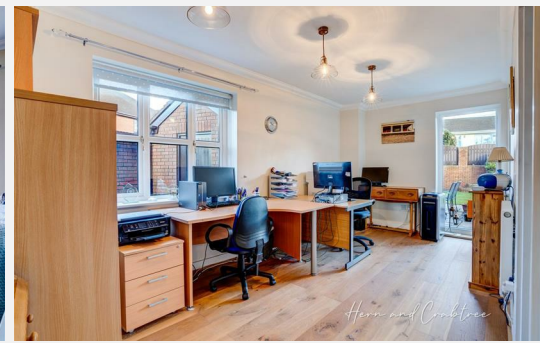
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FIRST FLOOR



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) A			
(81-91) B			
(69-80) C		74	83
(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	



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