



Hern and Crabtree

£785,000 Freehold
Springfields | Cardiff | CF3 2LG



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.

Additional Information

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

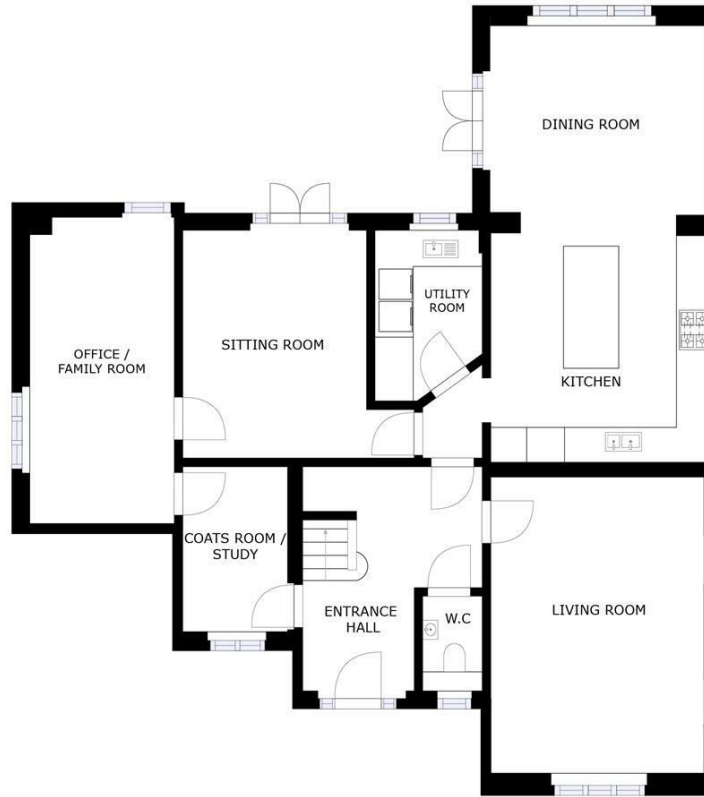
Council Tax Band - H

EPC - C

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not

RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





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



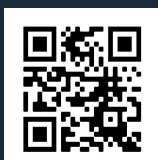
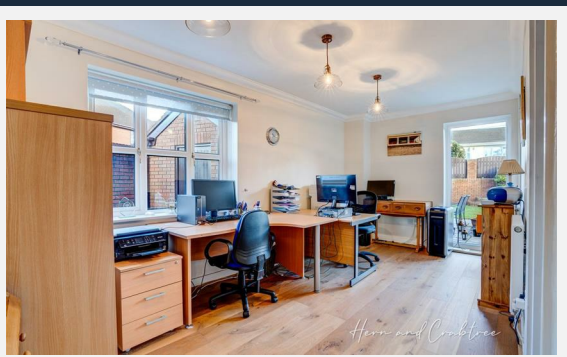
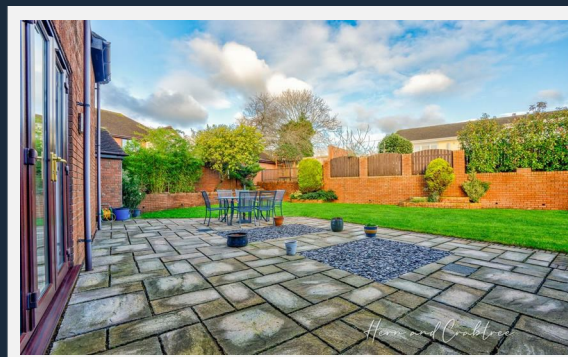
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FIRST FLOOR



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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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