



£750,000 Freehold

Bassetts Field | Cardiff | CF14 9UG

Hern &
Crabtree

This fantastic detached seven-bedroom home is located in the popular Bassetts Field development in Rhiwbina, North Cardiff. This is a great location situated close to supermarkets, medical centres, Miller and Carter restaurant and train and bus links to the City Centre all within walking distance. It also has the bonus of being within the catchment area of Whitchurch High School.

The extensive accommodation briefly comprises a storm porch to the front, a hallway with a cloakroom and access to the integral double garage, lounge, kitchen breakfast room, dining room and a utility to the ground floor. On the first floor is the primary bedroom with en-suite shower room, three further bedrooms, two of which have their own sink, and conveniently share a 'Jack and Jill' bathroom; plus, there is a main family bathroom, ensuring accessibility and ease for all members of the family.

On the second floor there are two further bedrooms, a walk-in airing cupboard and a shower room. Easy access to a fully boarded loft storage area, the length of the house.

The property benefits from a double driveway with a charming front garden and dual access to the larger than average enclosed, private rear garden. This property is perfect for families, those who require space for working from home or those looking for multi-generational living. Viewings of this property are a must to fully appreciate the size of accommodation and can be arranged by contacting our Heath branch.



Entrance

Storm porch to the front with light. Double glazed composite door into hallway.

Hallway

Stairs to the first floor. Wood laminate flooring, under stairs cupboard, radiator. Coved ceiling, doors to:

Cloakroom

WC, wash basin, radiator, double obscure glazed window to the front. Wood laminate flooring.

Integral Garage 17'6 max x 17'1 max

Integral double garage with a door from the hallway. Twin up and over door, power and light.

Lounge 16'5 x 14'8

Double glazed french doors to the rear garden with matching windows either side.

Coved ceiling. Wall lights, radiator, wood laminate flooring. Built-in cable for surround sound.

Kitchen Breakfast Room 19'2 max x 11'0 max

Double glazed windows to the rear, double glazed french doors to the garden. Kitchen is laid with wall and base units with work tops over. 1.5 bowl stainless steel sink and drainer. Integrated four ring gas hob, cooker hood fitted over. Integrated double oven. Tiles splash backs. Integrated dishwasher. Integrated fridge freezer. Wine rack, tiled floor to the kitchen area. Under cabinet lighting. Doorway leading through to the dining room and utility room. Radiator to the breakfast room with wood laminate floor.

Utility Room 5'2 x 7'0

Double glazed door to the garden, wall

mounted gas boiler. Wall and base units, sink and drainer, plumbing for washing machine. Space for further appliance, radiator, tiled floor.

Dining Room 10'11 max x 12'10 max

Double glazed windows to the front, radiator, wood laminate floor. Coved ceiling, door to the kitchen, door to hallway.

First Floor

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

Landing

Double glazed window to the front. Banister, radiator. Stairs to the second floor.

Bedroom One 10'5 x 12'10

Double glazed window to the front, radiator, series of fitted wardrobes and bedroom

furniture. Archway to a dressing area with mirrored, fitted wardrobes and a door to the en suite.

Dressing Area 4'4 x 6'0

Mirrored, fitted wardrobes.

En suite 6'4 x 6'5

Double obscure glazed window to the front, corner shower quadrant, WC, wash basin, tiled walls and vinyl floor. Radiator. Vanity cupboard. Shaver point.

Bedroom Two 10'10 max x 13'5 max

Double glazed windows to the front, radiator. Wash hand basin, door to a 'Jack and Jill' en suite.

Jack and Jill Bathroom 5'2 x 5'1

Interconnects bedroom two and bedroom three. Double obscure glazed window to the side, WC, radiator. Tiled quadrant with plumbed shower, shaver point. Radiator, vinyl floor. Part tiled wall.



Bedroom Three 11'3 max x 11'5 max

Double glazed window to the rear, radiator, fitted wardrobes and drawers. Wash hand basin, vanity cupboard.

Bedroom Four 11'5 max x 11'1 max

Double glazed windows to the rear, radiator, fitted wardrobes, chest of drawers and dressing table.

Bedroom Five 8'4 max x 7'1 max

Double glazed window to the rear, radiator, fitted desk and wall storage. Fitted wardrobe.

Family Bathroom 8'3 x 5'5

Double obscure glazed window to the rear. Bath with shower off the mixer tap. WC, wash basin, vanity, radiator, part tiled walls and vinyl floor.

Second Floor

Stairs from the first floor landing with wooden handrail and spindles.

Landing

Radiator, door to a walk-in airing cupboard with a large hot water cylinder. Doors to;

Bedroom Six 18'8 max x 18'4 max

Double glazed skylight windows to the rear, two radiators. Loft access hatch leading through to a fully boarded, large loft space. Floor to ceiling height 7'10 max.

Bedroom Seven 18'8 x 11'2

Double glazed skylight window to the rear, radiator.

Shower Room 5'10 x 7'10

Shower quadrant, WC, wash basin and vanity. Shaver point, radiator, vinyl floor, extractor fan.

External

Front

Double side by side driveway with outside lights. Access to the double garage. Lawn with mature tree. Path that leads to gate to the rear garden and additional gate providing dual access to rear. Stone chippings.



Rear Garden

Enclosed rear garden with paved patio, lawn, mature conifer hedges. Stone chippings, patio. Timber summerhouse. Outside power point and outside lights. Gate access either side of the property leading out to the front. South west facing aspect.

Additional Information

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

EPC - C

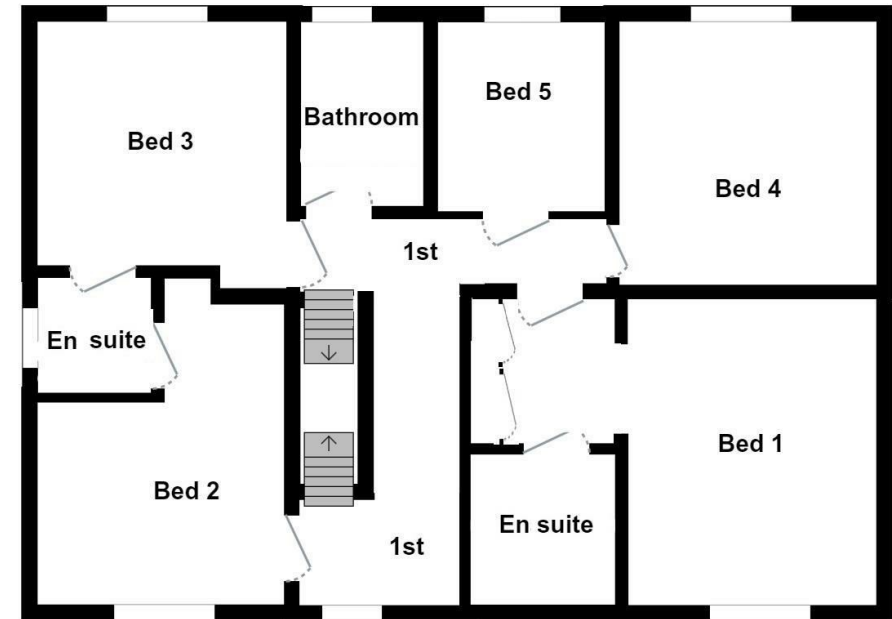
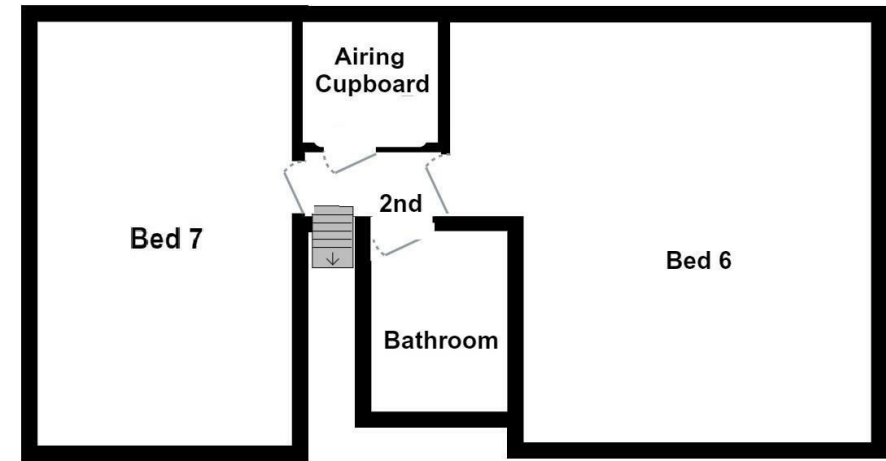
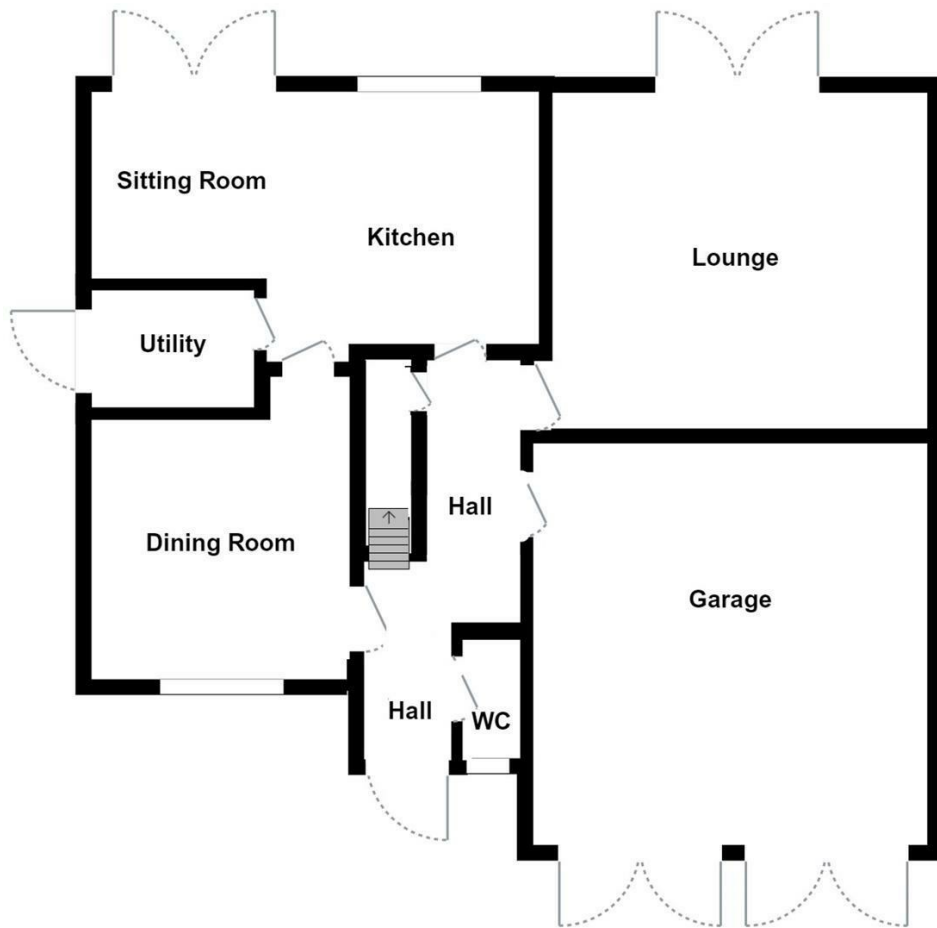
Council tax Band - H

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

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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)	A		
(81-91)	B		
(69-80)	C	79	84
(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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