



23 Marshfield Road, Castleton, Cardiff, CF3 2UW

£675,000 Freehold

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A detached five bedroom double fronted capacious family residence, providing a generous 3369 square feet of living space, and occupying a stunning position gently elevated and set back from Marshfield Road, Castleton with an exceptionally large and level paved and private gated entrance drive with parking for ten cars.

This unique and deceptively spacious home was built circa 1955, and benefits a large and lovely sunny private landscaped rear garden, backing onto uninterrupted open countryside, with wonderful panoramic views across open green fields.

This impressive property provides versatile and flexible living space, ideal for a large growing family, with generous sized rooms and adaptable accommodation. The property also includes gas heating with panel radiators (two separate boilers each annually serviced), PVC double glazed windows, picture windows and French doors, and an impressive large entrance reception hall with a main gallery landing.

The enviable living space comprises a superb bright open plan lounge and sitting room (23'9 x 19'10), a large study, a cinema room, an open plan fitted kitchen and breakfast room (20'1 x 13'6), a large separate utility room, and a formal dining room (17'0 x 11'0), adaptable as a bedroom if required.

The ground floor also includes a double sized bedroom (14'10 x 11'0), and a stylish modern contemporary ground floor shower room, added in recent years.

The first floor living space comprises of a master bedroom (19'10 x 18'10) with shaped picture windows with the most stunning views, an ensuite bathroom with a free standing bath, and a useful walk-in wardrobe.

The first floor also includes a further open plan master bedroom suite (32'2 x 14'2) overall, comprising a large double sized bedroom, a study area with french doors which open onto a first floor balcony, a sitting area, a walk-in wardrobe and an ensuite shower room. To complete the first floor there is bedroom five, good sized single bedroom with a velux window. A special feature are the superb manicured rear gardens, level and private and benefiting some of the finest views available in this pretty semi-rural village.

Location Castleton is located in the Marshfield ward, an affluent region to the outskirts of Cardiff, ideally placed for access to the A 48 allowing fast and economic travel to eastern Avenue, the M4, Cardiff and Newport. Castleton has a large, prominent Baptist chapel, and nearby is the pub/restaurant, the Coach and Horses, on the A 48. Excellent local schools include the highly regarded Village primary school of Marshfield and Castleton lies within the catchments of very popular Basseleg High school. Also close by is St Johns College, a well-regarded private school. Amongst local Golf courses, wonderful walks and rides, the coast, and many other characteristic Public Houses and Restaurants this semi-village location has much to offer.

Entrance Porch

Pillared front entrance porch, open fronted with paved threshold and outside spotlights.

Entrance Reception Hall

Approached via two white PVC part panelled double glazed front entrance doors each with matching side screen windows, leading to a central hallway with gallery landing with spindle balustrade surround and high atrium style exposed beam ceiling, two further PVC double glazed windows each with outlooks across the large and private enclosed level front entrance drive. Deep hallway with two double radiators, coved ceiling, access to all principal ground floor rooms.





Lounge and Sitting Room 23' 9" x 19' 10" narrowing to 14' (7.24m x 6.05m narrowing to 4.27m) A capacious principal reception room, partly carpeted partly finished in porcelain tiles, open plan with two full height PVC double glazed picture windows each with outlooks across the landscaped rear gardens and on to open green fields, ornate coved and panelled ceilings, double radiator, double doors to entrance hall, PVC French doors with side screen windows opening on to a sun terrace with rear gardens beyond and wonderful open views.

Cinema Room 15' x 14' (4.57m x 4.27m) Approached independently from the entrance hall, a fabulous versatile room, currently a cinema room but also versatile as a play room, home office, study etc. Equipped with a double radiator and a coved and part panelled ceiling. Internal PVC window overlooking the entrance hall.

Kitchen and Breakfast Room .20' 1" x 13' 6" (6.12m x 4.11m) Fitted along three sides with a comprehensive range of panel fronted floor and eye level units with characteristic handles and round nosed laminate work surfaces incorporating a stainless steel sink with chrome mixer taps, vegetable cleaner and drainer. Beko stainless steel range cooker with seven ring gas hob including wok burner, integrated grill, two integrated fan assisted electric ovens and a separate warming drawer. Concealed extractor hood, walls partly ceramic tiled, under unit lighting, integrated dishwasher, dresser unit with spice shelves, ample space for a breakfast



table and chairs, coved ceiling, built-in larder cupboard full height with multiple shelving excellent storage, two PVC double glazed windows each with outlooks across the landscaped rear gardens and on to green fields, fly shelf with spotlights, coving, further PVC double glazed window with a side garden view, double radiator, independently approached from the entrance hall and inner hallway.

Utility Room 11' x 9' (3.35m x 2.74m) Fitted along two sides with work surfaces, space with plumbing for an automatic washing machine, space for the housing of a tumble dryer, space for the housing of an American style fridge freezer, space for the housing of an additional fridge freezer, ceramic tiled flooring, coving, wall mounted Worcester Greenstar HE gas fired central heating boiler, built out storage cupboards, PVC double glazed outer door and window opening on to the landscaped rear gardens with green fields in view.

Study 11' x 8' 8" (3.35m x 2.64m) Versatile as a bedroom currently used as a study/home office, inset with a white PVC double glazed window with a relaxing view across the landscaped rear gardens and on to open green fields, radiator, coved ceiling.



Bedroom One 14' 10" x 11' (4.52m x 3.35m)

Approached independently from the inner hallway via a white traditional style panel door with Regency handle leading to a double size bedroom with high coved ceiling, two radiators and two PVC double glazed windows each with outlooks across the private enclosed sizeable front entrance drive.

Bedroom Two / Dining Room 17' x 11' (5.18m x 3.35m) A versatile room, currently utilised as a formal dining room approached independently from the inner hall via a white traditional style panel door with Regency handle, inset with a marble fireplace with granite hearth, radiator, PVC double glazed window with a side garden aspect, high coved ceiling, PVC double glazed windows and French door opening on to the large private entrance drive.

Shower Room Modern contemporary stylish shower room with modern white suite and fully tiled walls and floor, comprising double size walk-in shower with chrome shower unit including waterfall fitment and separate hand fitment, large clear glass shower screen, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps, chrome towel rail/vertical radiator, PVC double glazed obscure glass window to side, ceiling with spotlights.



Gallery Landing Approached via a wide returning carpeted spindle balustrade staircase leading to a gallery landing with exposed beam ceiling and PVC double glazed window with front aspect.

Master Bedroom Three 18' 10" narrowing to 15' 3" x 19' 10" maximum (5.74m narrowing to 4.65m x 6.05m) Plus a deep entrance recess, with access to a walk-in wardrobe. A particularly spacious open plan master bedroom, equipped with two angled double glazed picture windows each with fitted blinds and each enjoying elevated outlooks across the landscaped gardens and on to uninterrupted green fields, further PVC double glazed dormer window with a side aspect across the rear gardens and across the balcony, fitted with a range of floor cupboards and bedroom cabinets along three sides, equipped with a double radiator, and also providing access to....

Ensuite Bathroom 12' 8" x 9' 9" (3.86m x 2.97m)

A sizeable ensuite bathroom, comprising of a white suite including a freestanding roll top cast iron bath with chrome taps, large shaped pedestal wash hand basin with chrome taps, W.C., double radiator, part vaulted ceiling, velux double glazed window to side, white traditional style panel door to master bedroom.

Walk-In Wardrobe 5' 8" x 9' 4" (1.73m x 2.84m)

Excellent storage, with vaulted ceiling and multiple hanging space and internal light.



Bedroom Four 32' 2" overall x 14' 2" (9.80m overall x 4.32m) Plus a wide recessed bay equipped with PVC double glazed French doors with side screen windows which open on to a first floor balcony with wonderful uninterrupted views that extend across the landscaped rear gardens and on to open green fields. This particularly large bedroom combines both a bedroom and a sitting room plus a work station area equipped with two PVC double glazed dormer windows each with elevated outlooks across the private entrance drive, access to useful eaves roof space storage, ceiling with spotlights, double radiator, access to a walk-in wardrobe.

Walk-In Wardrobe 5' 8" x 7' 2" (1.73m x 2.18m) Built out within the bedroom, independently approached from the bedroom via a white traditional style panel door, and equipped with shelving and hanging space complete with internal light.

Ensuite Shower Room 10' 5" x 7' 10" (3.17m x 2.39m)

Independently approached from the bedroom via an open doorway, equipped with a white suite comprising triple size shower with ceramic tiled walls, chrome shower unit and a clear glass shower screen. Shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., ceiling with spotlights, radiator, velux double glazed window to front.



Balcony Approached from this bedroom is a first floor balcony located above the kitchen, bordered with wood sleepers and partly paved and enjoying some truly stunning relaxing views across the landscaped gardens and on to uninterrupted open green fields.

Bedroom Five 11' 9" x 10' 6" (3.58m x 3.20m)

Independently approached from the first floor landing via a white traditional style panel door, a good size single bedroom with a part vaulted ceiling inset with a large velux double glazed window with blackout blind, also equipped with a radiator, ceiling with spotlights.

Private Front Entrance Drive A stunning feature for a property of this size is the large fully paved private front entrance drive approached from Marshfield Road via double gates with brick pillars surmounted by ornamental lights and leading to a particularly wide driveway with turning area and parking for between 7 - 10 cars. The front driveway is screened on two sides by flower borders and inset with conifer trees garden plants and shrubs affording natural screens of privacy. It is also enclosed to the front by a brick built retaining wall surmounted by wave edged fencing and a further mature hedge beyond.

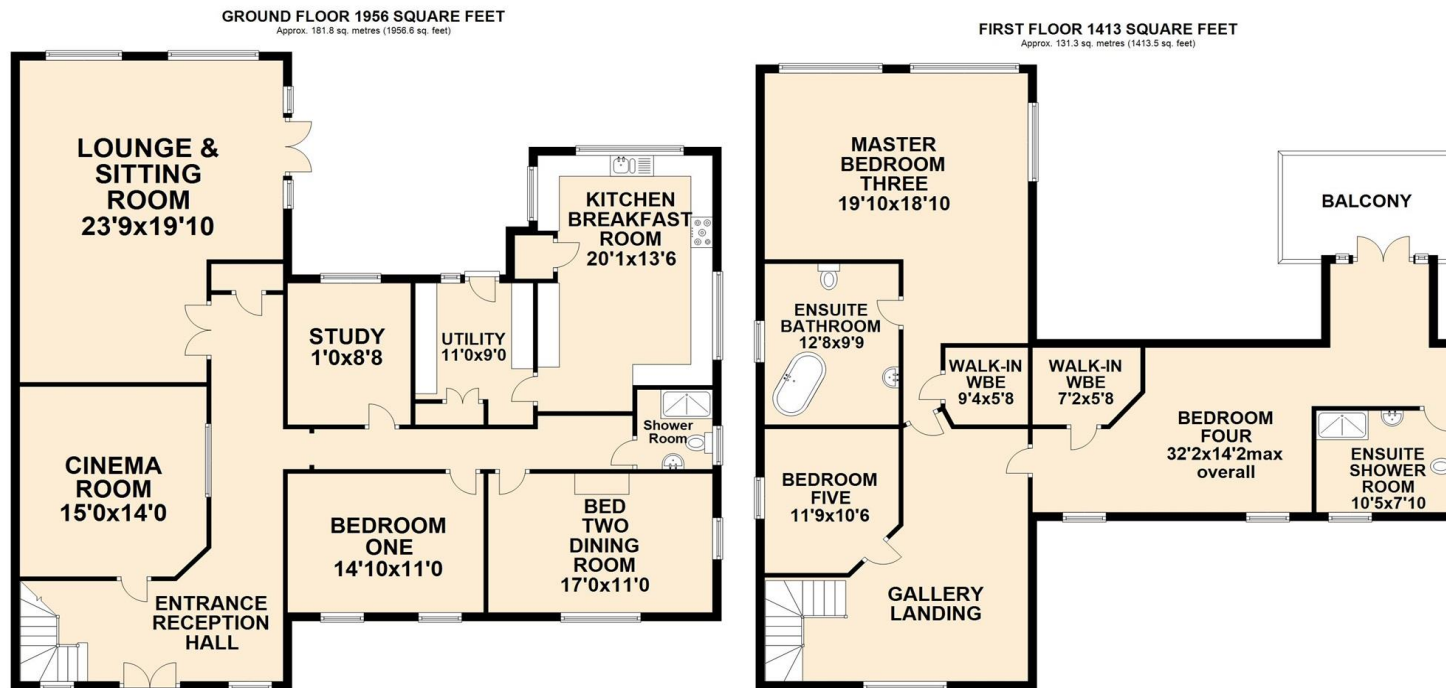


Rear Garden

A large and level rear garden very private beautifully landscaped with decking and stone patio areas incorporating shaped lawns and a wide sun terrace that enjoys truly dynamic uninterrupted country views across green fields extending towards nearby hillside. The rear garden is enclosed by a combination of timber fencing together with mature conifer hedgerow and laurel hedgerow on two sides providing natural screens of privacy. There is a substantial timber garden storage shed neatly positioned in the corner beyond the willow tree, and there is good side access along one side of the property approached from the paved sun terrace and continuing down the side of the property with timber fencing and garden gate with direct access to the drive. Outside water tap. Numerous outside lights. A very private rear garden with a wonderful rural aspect.







Total area: approx. 313.1 sq. metres (3370.0 sq. feet)

BRANCH ADDRESS: 798 Newport Road, Rumney, Cardiff, CF3 4FH

EPC Rating: D

Property Ref: RUM302700 - 0003



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