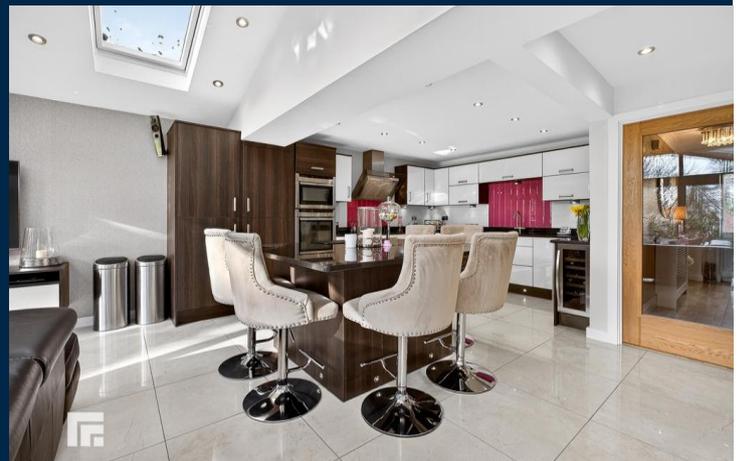




**BASSETTS FIELD**  
THORNHILL  
CARDIFF CF14 9UG

ASKING PRICE OF  
**£750,000**



**DETACHED HOUSE**



**5**



**4**



**5**



**2**

**\*\*MODERN EXTENDED DETACHED FAMILY HOME\*\*** A well presented and spacious detached family home situated at the end of a cul de sac on the popular development of Bassetts Field. The accommodation is set over three floors and comprises entrance hall, cloakroom, lounge with bi fold doors to garden, dining room, modern open plan kitchen/diner/family room with two sets of bi fold doors to garden. To the first floor master bedroom with modern en-suite shower room, second bedroom with en-suite shower room, main bathroom and fifth bedroom currently fitted out as a dressing room. The top floor has a further two double bedrooms and modern shower room. The property is set in a delightful private south facing rear garden with paved patio area and side access to front. There is off road parking for three vehicles plus double garage. New double glazed windows to the rear of the house. EPC Rating tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is set on a small development off Thornhill Road of all detached houses built by Barratt Homes. The property is situated close to local amenities and public transport. There is also easy access to the A470 and M4 motorway. Well regarded schools at all levels are also within close proximity.

#### ENTRANCE HALL

Entered via half glazed door with glazed side panels. Wooden flooring. Central heating radiator. Stairs to first floor with wooden balustrades. Coving to ceiling. Doors into lounge and dining room plus door into;

#### CLOAKROOM

White suite comprising low level WC and wash hand basin set in vanity unit. Wooden flooring.

#### LOUNGE

24' 7" x 11' 7" (7.507m x 3.545m) Square double glazed bay window to front elevation with modern bi fold doors to the rear leading to patio area and garden. Wooden flooring. Feature marble fireplace with wooden surround and inset gas coal effect fire. Two central heating radiators. TV point and power points. Two ceiling points and coving.

#### DINING ROOM

10' 6" x 13' 1" (3.221m x 4.00m) Square double glazed bay window to front elevation. Continuation of wooden flooring. Fitted glass display unit. Central heating radiator. Power points and central light ceiling point. Coving to ceiling.

#### KITCHEN/DINING/FAMILY ROOM

21' 5" x 15' 8" (6.531m x 4.778m) A bright and spacious open plan modern kitchen/dining/family room with double glazed bi fold doors to both rear and side aspects giving access to the patio areas and rear garden. Fitted electric blinds to the rear bi folds. Four Velux roof windows, two being electric. The kitchen is fitted with 'Sigma' cream gloss and walnut units with granite work surfaces. Stainless steel sink unit with Franke instant boiling hot water tap The kitchen area also has a good size island to accommodate six people, drawer units also built into the island on one side. Integrated appliances to include Neff induction hob, electric oven plus integrated combination microwave/oven, tall integrated fridge, separate freezer and dish washer. Built in cupboards housing plumbing for washing machine, tumble dryer, gas central heating boiler and cloaks storage. Ceramic tiles throughout this area with underfloor heating. Wall mounted unit beneath tv area matching the kitchen units. Inset spotlights and central ceiling light point, under unit lighting and plinth lighting. Built in Sony surround system. Power points and tv point.

#### FIRST FLOOR

Stairs to first floor with wooden balustrades. Built in airing cupboard housing tank. Doors into;

#### MASTER BEDROOM

15' 7" x 10' 7" (4.756m x 3.234m) Double glazed window to front aspect. Built in wardrobes, bedside cabinets and additional built in storage unit. Central heating radiator. Power points, tv point and ceiling light point. Door into;

#### EN-SUITE

Double glazed obscure window to rear aspect. Fully tiled walk in shower with glass screen and Grohe mains shower, rainfall shower head and hand held attachment. Wall hung wash hand basin set in wooden vanity unit with wall hung storage unit to match. Tiled floor with underfloor heating. Wall mounted vanity mirror with lighting. Inset spotlights to ceiling. Heated towel rail. Shaver point.



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## BEDROOM TWO

12' 7" x 11' 7" (3.837m x 3.539m)

Double glazed window to front aspect. Central heating radiator and power points. Central ceiling light point. Door into;

## EN-SUITE

Double glazed obscure window to front aspect. Fully tiled shower cubicle with mains shower, pedestal wash hand basin and low level WC. Wooden flooring. Central heating radiator. Shaver point.

## BEDROOM FIVE

8' 5" x 11' 6" (2.590m x 3.523m)

Double glazed window overlooking rear garden. Currently fitted out as a dressing room. Central heating radiator and power points. Central ceiling light point.

## MAIN BATHROOM

Double glazed obscure window to rear aspect. White suite comprising panelled bath with shower attachment, wash hand basin set in vanity unit and low level WC. Wooden flooring. Central heating radiator. Shaver point.

## SECOND FLOOR

Stairs with balustrades leading to top floor, landing area with access hatch to small loft space. Power points. Door into;

## BEDROOM THREE

16' 3" x 11' 10" (4.961m x 3.632m)

Double glazed window to front aspect plus Velux window to rear. Wooden flooring. Two central heating radiators. Power points and tv point. Central ceiling light point.

## BEDROOM FOUR

16' 3" x 11' 10" (4.961m x 3.632m)

Double glazed window to front aspect plus Velux window to rear. Wooden flooring. Two central heating radiators. Power points and tv point. Central ceiling light point.

## SHOWER ROOM

Obscure double glazed window to rear aspect. Fully tiled walk in shower with glass screen and Grohe mains shower, rainfall shower head and hand held attachment. Wall hung wash hand basin set in vanity unit with built in lighting and low level WC. Wall mounted vanity mirror with lighting. Tiled floor with underfloor heating. Inset spotlights to ceiling. Shaver point.

## OUTSIDE

Small front garden laid to lawn. Parking for three vehicles. Paved pathway to front door and around both sides of the property.

## REAR GARDEN

A well maintained south facing garden mainly laid to lawn surrounded by mature trees and hedges. Paved patio area and pathway. Private aspect and not overlooked, enclosed by wooden fencing. Feature outside lighting, power points and water tap.

## DOUBLE GARAGE

With two up and over doors. Power and lighting. Side access door.

## DISCLAIMER

This property is owned by a member of staff within MGY.



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**BIRCHGROVE 029 2052 9026**

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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