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Choseley House, Newport Road, Castleton, Cardiff, CF3 2UR.

Offers in the region of £699,950

 **peter
alan**

02920 792888
rumney@peteralan.co.uk



A unique detached double fronted three double bedroom residence, providing 2700 square feet, built circa 1930, greatly extended in between 1977 and 1989, and occupying a truly stunning position standing within a very large level garden plot measuring approximately 300 ft in length, with its own deep private gated entrance drive which leads to a wide parking area, a super-sized car port and a single garage.

This individual family home provides great potential to extend, with a large and lovely tree lined rear garden, ideal for a growing family, with considerable privacy and endless space for children to play safely.

The property enjoys a very tranquil location set well back from the A 48, yet still within a few minute’s drive to an exit onto Eastern Avenue, enabling fast and economic travel to Cardiff City Centre, Newport, and the M4.

The property benefits gas heating with panel radiators, wood block floors and PVC double glazed windows.

The location is superb, nestled within highly regarded Castleton, with school catchment of Basseleg High School, whilst young children attend Marshfield Village Primary School.

AML CHARGE DISCLOSURE

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Castleton

Castleton is 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, 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.

There is also a soon to be constructed Railway station located close by which will also allow fast travel to Cardiff city Centre, Bristol and London Paddington.

Ground Floor Entrance Porch

11' 4" x 4' 3" (3.45m x 1.30m)
Approached via a glass panelled entrance door with decorative wrought iron panels with matching side screen windows leading into a tiled porch.

Entrance Hall

12' 7" x 8' 7" (3.84m x 2.62m)
Approached via glass panelled entrance door with matching side screen windows leading into a central hall with a wide spindle balustrade returning staircase with half landing, useful under stair storage space, picture rail, double radiator.





Downstairs Cloakroom

White suite with part ceramic tile walls comprising w.c and wash hand basin, PVC patterned glass double glazed window to side.

Front Lounge

14' 4" x 12' (4.37m x 3.66m) Approached from the entrance hall via a glass panel door, tiled fireplace and hearth, picture rail, large double radiator, replacement PVC double glazed window with outlooks across the frontage drive.

Sitting Room

18' 2" x 12' (5.54m x 3.66m) Inset with a wide square bay with replacement PVC double glazed windows with outlooks across the large and lovely rear gardens, picture rail, large double radiator, tiled fireplace and hearth.

Kitchen And Breakfast Room

17' 5" x 11' 10" (5.31m x 3.61m) Independently approached from the entrance hall, fitted along three sides with a range of floor and eye level units with laminate worktops, incorporating a double drainer stainless steel sink, integrated four ring Moffat 2500 gas hob, integrated electric Carron 12A automatic oven, radiator, ample space for a table and chairs, replacement PVC double glazed window with an outlook onto the large and lovely rear gardens, wall mounted electric open fronted grill with chrome tray. Wall mounted Netaheat 16-22 gas boiler. Glass panel door leading to...



Outer Lobby/Utility

13' 7" x 6' (4.14m x 1.83m) Approached independently from the kitchen via a glass panel door leading to a very useful outer lobby area with ideal space as a utility room, inset with a casement front door with side screens windows that leads directly into the car port, and equipped with a further replacement PVC double glazed outer door with patterned glass that leads directly onto the rear gardens.

First Floor Landing

Approached via a wide returning spindle balustrade staircase leading to a central landing with access to roof space. Leded coloured glass PVC double glazed replacement window to side.

Bedroom One

17' 5" x 11' 10" (5.31m x 3.61m) With a white PVC double glazed window with an outlook onto the large and lovely rear gardens, range of built out wardrobes along one wall housing a lagged copper hot water cylinder with alarm box above.

Bedroom Two

14' 4" x 12' (4.37m x 3.66m) Independently approached from the landing, large radiator, replacement PVC double glazed window with outlooks onto the private frontage entrance drive.



Bedroom Three

13' 5" x 12' (4.09m x 3.66m) Independently approached from the landing, large radiator, replacement PVC double glazed window with outlooks across the large and lovely rear gardens.

Family Bathroom

12' x 6' (3.66m x 1.83m) Whisper orange coloured suite with matching ceramic tiled walls comprising panel bath with hand grips and mixer shower fitment and mixer taps, w.c, shaped pedestal wash hand basin with mixer taps, radiator, two replacement PVC double glazed patterned glass windows to front.

Private Gated Entrance Drive

The property benefits from a long private gated entrance drive with extensive lawned front gardens, tree lined and enclosed by mature laurel hedgerow affording privacy and security, inset with a five-bar entrance gate surmounted onto brick pillars and providing ample off-road parking leading to...

Car Port

20' 9" x 15' (6.32m x 4.57m) Open fronted car port with casement patterned glass side window, leading to...



Garage

20' 6" Max x 9' (6.25m Max x 2.74m) Approached via double timber entrance doors, open pitched roof storage area, two casement windows to rear and side, electric light and power. Plot Measurements

Measurements of the front entrance drive and front gardens is 131 ft deep x 34 ft wide increasing to 64 ft wide.

The overall plot housing the house from the drive is 175 ft long x 64 ft wide, that's the measurement of the plot that houses the house and the side and rear gardens, which is in addition to the front garden measurements.

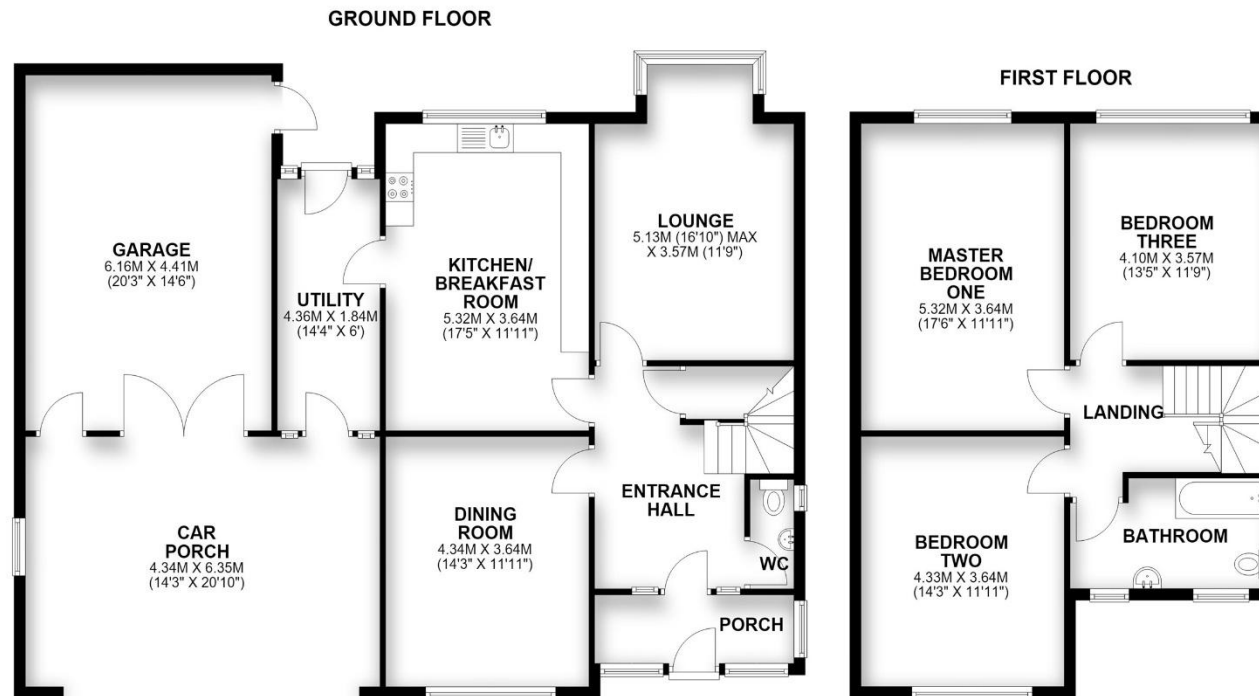






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