



## Marshfield Road Castleton, Cardiff CF3 2UW



Matthews Estate Agents are delighted to have the opportunity to offer this well-appointed, individual, very spacious detached three/four bedroom property. With the luxury of having flexible accommodation the property has been very thoughtfully modernised by the current owner and is situated in the small sought-after village of Castleton, close to a number of local amenities including: Marshfield Primary School, children's village nursery, village hall, village shop/post office/pharmacy, public houses, golf courses and much more.

This extended, much improved family home is believed to date back to the 1930's and was previously Castleton's village shop/post office.

Accommodation briefly comprises: an impressive entrance hallway, open-plan kitchen/family room, sitting room, cloakroom, integral garage, utility area to the ground floor with stairs rising to the first floor, galleried landing, three double bedrooms and luxurious family bathroom. Externally, there is access to a very spacious South facing front terrace and generously sized and beautifully landscaped rear garden, ample parking on two resin bound driveways, (one has access to a garage with electric door, the other driveway is accessed via electric double gates).

EPC Rating:TBC

**£490,000**

### Entrance Hall

Enter via uPVC double glazed door with decorative bevelled glass & leaded light windows inset, matching side panels, an impressive hallway with a turning spindle & balustrade staircase rising to first floor, wood panelled doors with obscure glazed panes inset to the lounge, sitting room/bedroom four, cloakroom, garage & storage cupboards, coved ceiling, alarm, radiator, ceramic tiled floor.



### Family Area

Feature stone wall with decorative recessed shelving, coved ceiling, downlighting, flush ceiling mounted music speakers, radiators, ceramic tiled floor.



### Open-Plan Kitchen/Family Room

30' x 14'1" (9.14m x 4.3m).

A stunning room overlooking the conservatory with a full bank of bi-folding doors with integrated window blinds and mood lighting.

### Kitchen Area

Fitted range of wall & base units with built-in "NEFF" appliances including, electric double oven with slide under door & plate warmer drawer, combination oven with slide under door & plate warmer drawer, coffee machine, "Hotpoint" tall freezer and matching tall fridge, integrated "Rangemaster" dishwasher, central island with breakfast bar & worktop over, "NEFF" induction hob inset, chrome extractor hood over, feature "Caple" stainless steel sink inset to toughened glass surround & drainer, concealed pull-up electrical socket, wine cooler, coved ceiling & radiator.



### Conservatory

31'8" x 11'10" (9.65m x 3.6m).

A most impressive sized double glazed conservatory with double skylight openers, all windows with top openers, central raised gable with decorative window inset. When the bi-folding doors are open from the lounge it offers a beautiful open space, along with double doors opening to the garden, secluded mood lighting, wall mounted background heaters & ceramic tiled floor following through from the lounge.





### Sitting Room/Forth Bedroom

(potential for en-suite facility)

14'4" x 13'11" (4.37m x 4.24m).

Front aspect uPVC double glazed window, feature fireplace with wooden fire surround & slate hearth, dado rail, coved ceiling, radiator

### Cloakroom

Two piece suite comprising: close coupled WC, corner wall mounted wash basin, tiled walls & floor, wall mounted glass fronted cabinet, extractor fan.

### Garage/Utility Room

19'7" x 13'11" (5.97m x 4.24m).

Accessed to the front via electric roller door, side access uPVC double glazed door to side garden, uPVC double glazed door to side conservatory, wall & base units with worktops over, wall mounted "Worcester" gas fired boiler, electric smart meter, radiator, ceramic tiled floor.

### Utility Area

Front aspect uPVC obscure glazed window, fitted range of wall & base units with work surfaces over & stainless steel sink unit inset, space & plumbing for washing machine, space for tumble dryer, ceramic tiled floor.



### Side Conservatory

9'9" x 4'10" (2.97m x 1.47m).

uPVC double glazed windows, ceramic tiled floor.

### Galleried Landing

Side aspect obscure double glazed feature window with leaded light & bevelled glass inset, attractive spindle & balustrade galleried landing, loft access (part boarded), wood panelled doors with obscure glazed panes inset to all bedrooms & bathroom, ceiling rose & flush mounted ceiling music speaker, radiator.



### Bedroom One

14'3" x 10'11" (4.34m x 3.33m).

Rear aspect uPVC double glazed window, views to open fields, front aspect uPVC door with access to front terrace, mirror fronted wardrobes, coved ceiling, downlighting, radiator.



### **Terrace**

31'4" x 15'2" (9.55m x 4.62m).

Substantial sized terrace that allows you to watch the setting sun, enclosed with uPVC obscure glazed panels offering privacy and excellent views over the village.

### **Bedroom Two**

11'11" x 11'2" (3.63m x 3.4m).

Rear aspect uPVC double glazed window, views to open fields, coved ceiling, downlighting.



### **EXTERNAL**

#### **Front Driveway**

Parking on own driveway finished in resin bound with feature flower border to the boundary, access to garage via electric roller garage door.

#### **Side Driveway**

Accessed via electric remote controlled double gates, parking for two vehicles on private resin bound driveway, beautifully planted borders with established trees & shrubs, storage shed with double doors, welcome lighting, external power socket, cold water tap, gate to rear garden.

#### **Rear Garden**

A stunning, private landscaped garden with many special feature plants including a cloud tree, palm tree, spiral fir & acers, the garden is enclosed with wood panel fencing to boundaries, mainly laid to lawn with established flower borders, steps up to raised area overlooking the garden, paved patio area, resin bound pathway from the side gate around the rear of the property to a further side courtyard area with an external electric shower (perfect for washing dogs after a walk) additional side gate giving access back to the front of the property.

### **Family Bathroom**

10'3" x 10' (3.12m x 3.05m).

Front aspect uPVC obscure double glazed window, fitted four piece suite comprising: luxury double sized deep panelled bath, close coupled WC, floating wall hung vanity unit with wash basin inset, double shower cubicle with rain head shower over & separate hand-held shower, glazed rolling shower screen door with matching glazed shower screen, ceramic tiled splashbacks & floor, chrome towel radiator, full bank of mirror fronted storage cupboards, extractor fan, downlighting.



### **Bedroom Three**

11'11" x 8'9" (3.63m x 2.67m).

Rear aspect uPVC double glazed windows, views to open fields, downlighting, radiator.





### VIEWING ARRANGEMENTS

To arrange a viewing please contact Matthews Estate Agents on 02920 765744 or call into our office at The Gatehouse, Melrose Hal, Cypress Drive, Cardiff CF3 0EG

### OPENING HOURS

Monday to Friday – 9.00am – 5.30pm  
Saturday – 10.00am – 4.00pm

GROUND FLOOR  
1406 sq.ft. (130.6 sq.m.) approx.

1ST FLOOR  
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA: 2428 sq.ft. (225.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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