



29B Marshfield Road, Castleton, Cardiff, CF3 2UW

**£795,000** Freehold

**pa** black



# 29B Marshfield Road, Castleton, Cardiff, CF3 2UW.

A unique detached five bedroom double fronted bespoke modern residence, occupying a charming position set back off a quiet road away from busy passing traffic, yet conveniently placed within a short walk from the village centre of Castleton. This imposing detached three storey family house, benefits an individual design, and occupies an idyllic position on the edge of stunning open countryside, with superb panoramic views across open green fields. Special features include a large block paved private entrance drive with parking for numerous cars, level enclosed landscaped private landscaped gardens, and a substantial large detached garage. Built in 2009 by the current owners to a high specification, this impressive property benefits an architect's certificate, white PVC double glazed windows, gas heating with a luxurious underfloor wet system to the ground floor, a sophisticated intruder alarm, and stunning solid traditional contemporary style panelled internal doors (fire doors). Other features include stylish chrome light switches, power points, TV aerial points and USB points, luxury Amtico and Kardine floors and a solid pine spindle balustrade staircase within the spacious entrance reception hall which leads to a large and impressive gallery landing. The bright and versatile living space would prove ideal for a growing family and two generation living. The accommodation comprises of a large entrance reception hall, a stylish contemporary downstairs cloakroom, a well fitted modern kitchen and breakfast room with integrated appliances and quartz granite work surfaces, and a large principal lounge (25' 8" x 14' 5") inset with both PVC French doors and separate sliding patio doors that open onto the landscaped gardens with views that extend across uninterrupted green fields. The ground floor also comprises a separate utility room, a formal dining room and a separate study/snug. At first and second floor level there are five double size bedrooms, the master being a generous (29' 3" x 15' 1"), originally designed to be two rooms, equipped with contemporary wardrobes, an ensuite dressing room, and a stylish ensuite shower room (also both Jack and Jill to bedroom three).

The views from the master bedroom are magnificent, and provide a relaxing tranquil vista across open fields. There is a large and impressive white stylish contemporary family bathroom (11' x 9' 6"), equipped with both a Jacuzzi bath and a separate double size shower. Bedroom five also benefits an ensuite shower room with a white Roca suite. Outside there is a large substantial detached modern garage approached from an extensive private 6-7 car driveway. This impressive family home offers unique living space in an enviable location with wonderful rural views. Must be seen.

**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 Reception Hall** A large and impressive central main hall approached via a white PVC double glazed part panelled front entrance door, further floor to ceiling height gallery style patterned glass PVC double glazed window to front, pine spindle balustrade carpeted staircase with under stair recess, coved ceiling, useful built out storage cupboard. Chrome finished light switches, power points and USB points.

**Downstairs Cloakroom** Stylish modern (VT) white suite comprising shaped pedestal wash hand basin with pop-up waste and a ceramic tiled splashback, slim line W.C., PVC double glazed patterned glass window to side, air ventilator, stylish chrome contemporary towel rail/radiator.





**Formal Dining Room 14' 5" x 10' (4.39m x 3.05m)**

Approached via an oak finished contemporary panel internal door with chrome handle leading to a large formal dining room with coved ceiling, stylish chrome power points and light switches, underfloor heating, PVC double glazed window with outlooks across the block paved entrance drive and on to the quiet frontage road.

**Study / Snug 11' 3" x 9' 8" (3.43m x 2.95m)** Approached from the entrance reception hall via a contemporary oak finished traditional style panel door with chrome handle leading to a versatile snug/study, equipped with chrome finished power points and light switches, coved ceiling, PVC double glazed window with outlooks on to the block paved entrance drive and on to the quiet frontage road, underfloor heating.

**Lounge 25' 8" x 14' 5" (7.82m x 4.39m)** Approached from the entrance hall via a contemporary style oak finished traditional panel door with chrome finished handle, a most impressive capacious principal reception room, inset with a reproduction character fireplace with living flame coal effect gas fire and marble hearth and surround, luxurious underfloor heating throughout, high coved ceiling, double glazed PVC sliding patio doors with matching side screen windows enjoying charming open views across open fields and countryside. Stylish chrome finished power points, light switches, TV aerial point. Further PVC double glazed French doors opening on to a large enclosed level side garden with sun terrace and lawn.



**Kitchen / Breakfast Room 14' 8" x 14' 7" (4.47m x 4.45m)**

Beautifully fitted along four sides with an extensive range of quality high gloss finished floor and eye level units with stylish slim line chrome handles beneath square nosed solid quartz granite work surfaces with matching quartz granite splashbacks, incorporating a quartz granite Belfast style sink with quartz granite integrated drainer and chrome mixer taps, integrated four ring Diplomat induction hob Schott Ceran with glass splashback/surround and a most impressive stainless steel fully vented canopy style extractor hood with spotlights, matching tall storage unit housing a Diplomat Elite combi oven/grill, further stainless steel Diplomat fan assisted electric oven, integrated Bosch dishwasher, integrated fridge, six deep pan drawers all with soft closing doors, further storage drawers with soft closing fittings and slim line chrome handles, peninsula breakfast bar with space for four stools, stylish chrome finished light switches and power points, stylish chrome vertical towel rail/radiator, luxurious underfloor heating, Amtico flooring, high ceiling with spotlights, under unit lighting, PVC double glazed window with quartz granite window sill with outlooks across the rear gardens and on to open green fields and countryside.

**Utility Room 8' 3" x 6' 2" (2.51m x 1.88m)** Approached from the kitchen/breakfast room, also fitted with matching quality high gloss units with stylish chrome slim line handles and solid quartz granite work surfaces incorporating a stainless steel sink with chrome mixer taps and chrome drainer, part ceramic tiled walls, space for the housing of an



upright freezer, space with plumbing for an automatic washing machine, Amtico flooring, air ventilator, stylish chrome light switches and power points, PVC double glazed part panelled outer door with matching patterned glass side screen window opening on to the side gardens.

**First Floor Gallery Landing** Approached via a wide carpeted spindle balustrade staircase leading to a sizeable central main landing with high coved ceiling, front gallery aspect with pine balustrade and clear glass panels.

**Master Bedroom One 29' 3" x 15' 1" (8.92m x 4.60m) narrowing to 13' (3.96m)** A capacious master bedroom formerly two rooms now converted into one exceptionally large and enviable sized main bedroom, equipped with two wide PVC double glazed windows each with wonderful rural views across open fields and countryside. Coved ceiling, two radiators, extensive range of full height custom made quality wardrobes along one wall with contemporary doors with mirror fronts and extensive internal storage space. TV aerial point. White traditional style panel door with chrome finished handle to landing.

**Ensuite Dressing Room 8' 9" x 4' 10" (2.67m x 1.47m)** With two white traditional style panel doors each with chrome finished handles providing access to both the master bedroom and bedroom two, further opening leading to.....

**Ensuite Shower Room 8' 9" x 6' 1" (2.67m x 1.85m)** (Jack and Jill). Stylish contemporary modern white VT suite with walls part ceramic tiled comprising large oversized



ceramic tiled shower cubicle with chrome shower unit and clear glass shower door and screen, slim line W.C., wide shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, shaver point, ceiling with spotlights, air ventilator, stylish contemporary towel rail in chrome/vertical radiator, patterned glass PVC double glazed window to side.

**Bedroom Two** 13' 2" x 11' 4" (4.01m x 3.45m)

Approached from the landing via a white traditional style panel door, a further double size bedroom, inset with a white traditional style panel door providing access to the ensuite dressing room and the ensuite Jack and Jill shower room, radiator, PVC double glazed window with outlooks across the wide block paved frontage drive.

**Bedroom Three** 10' 3" extending to 10' 10" x 13' 8" (3.12m extending to 3.30m x 4.17m) Approached from the landing via a white traditional style panel door with chrome finished handle leading to a further sizeable double bedroom, also inset with a white PVC double glazed window with outlooks across the large block paved frontage drive and on to the quiet frontage road, radiator.

**Family Bathroom** 9' 6" x 11' (2.90m x 3.35m)

Approached from the first floor landing via a white traditional style panel door with chrome finished handle, stunning white contemporary and stylish suite with walls part ceramic tiled comprising large oversized double length shower with ceramic tiled walls, chrome shower unit and a clear glass sliding door and screen with chrome handle, further oversized Jacuzzi bath with chrome fittings including chrome mixer taps and chrome



mixer shower fitment, mounted contemporary wash hand basin with chrome mixer taps, pop-up waste, ceramic tiled splashback and a built out vanity unit. Slim line W.C., shaver point, air ventilator, ceiling with spotlights, PVC double glazed window to side, vinyl flooring.

**Second Floor Landing** Approached via a wide carpeted spindle balustrade staircase leading to a second floor landing with access to roof space, inset with a further velux double glazed window to rear providing ample natural light.

**Bedroom Four** 17' 8" x 11' 4" plus a 3' 8" x 3'7" square bay (5.38m x 3.45m plus a 3' 8" x 3'7" square bay) Approached from the second floor landing via a white traditional style panel door with chrome finished handle leading to a further large double size bedroom, inset with a pretty square bay with PVC double glazed windows enjoying wonderful panoramic elevated outlooks across open fields and countryside. Radiator.

**Bedroom Five** 17' 8" x 10' plus a 3' 7" x 3' 7" bay (5.38m x 3.05m plus a 3' 7" x 3' 7" bay) Approached from the second floor landing via a white traditional style panel door with chrome handle leading to a further double size bedroom, also inset with a square bay with PVC double glazed windows and enjoying wonderful panoramic open outlooks across fields and countryside. Radiator. Access to.....



**Ensuite Shower Room** 9' x 3' 10" (2.74m x 1.17m)

Modern white Roca suite comprising double size oversized ceramic tiled shower with clear glass sliding door and screen and chrome shower unit, stylish chrome towel rail/vertical radiator, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps, pop-up waste and a ceramic tiled splashback, PVC double glazed patterned glass window to side,

**Airing Cupboard** 8' 4" x 3' 10" (2.54m x 1.17m)

Approached via a white traditional style panel door with chrome finished handle, leading to a large airing cupboard equipped with a wall mounted Worcester gas boiler, pine shelving and a large Range Tribune HE Excellence in Duplex stainless steel hot water cylinder with two immersion heaters and header tank above.

**Outside**

**Entrance Drive** Private block paved entrance drive approached via a wide entrance with dropped kerb access and providing extensive private off street vehicular parking for numerous cars. The front driveway is also edged with borders of shrubs and plants enclosed on one side by a newly built brick boundary wall with further timber fencing all affording privacy and security.



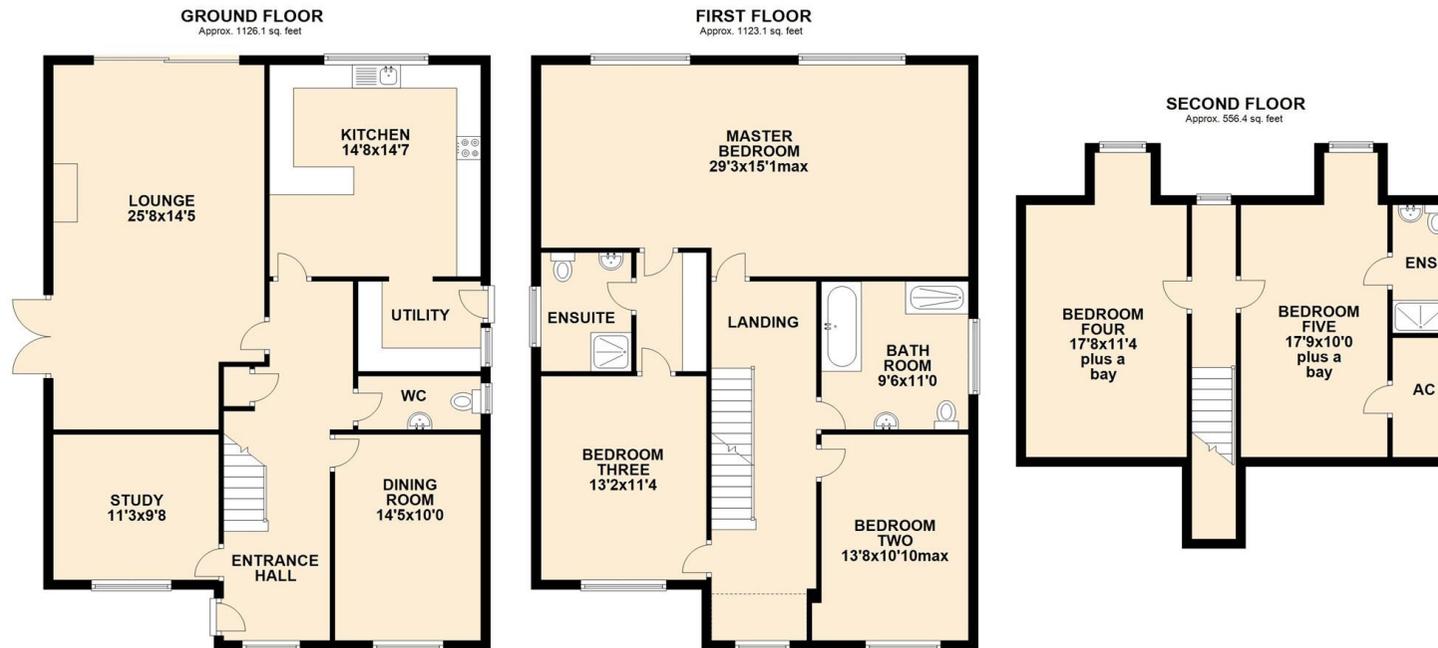
**Gardens** To the side of the property is a sizeable level enclosed garden with neat lawns and sun terrace continuing to the rear of the house and benefiting lovely views on to open green fields and open countryside.

**Garage** Large detached garage with up and over door, electric power and light. Outside wall lights.

#### LAND REJISTRY

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."





Total area: approx. 2805.6 sq. feet

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

EPC Rating: C

Property Ref:RUM302524 - 0001



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

