



Sheppard
& Bear

Newport Road | Castleton | Cardiff | CF3 2UR

Asking price £500,000



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Set in Hamlet of Castleton, this three double bedroom property sits amongst a selection of new and period properties adding nothing but charm to its location. The property briefly comprises entrance hall, WC, lounge and open plan kitchen/dining/sitting room which enjoys french doors to a decked area of the garden. To the first floor there are two double bedrooms, family bathroom and study/dressing room which offers access to the second floor where the master bedroom enjoys its own floor with en-suite shower room. Outside the property boasts both impressive front and rear gardens which are generous in size with ample gated off road parking plus a larger than average garage. The property further offers a substantial gravelled drive for several vehicles. Castleton offers superb access to Cardiff and Newport, the A48 and M4. Catchment for Marshfield Primary and Bassaleg High. Viewing highly advised.

- Detached period property
- Two bathrooms plus ground floor WC
- Parking for several vehicles plus garage
- Catchment for Marshfield Primary and Bassaleg High
- Three double bedrooms
- Impressive gardens
- One of it's kind
- Rare find so demands an internal viewing

Entrance hall

WC

Living room

15'11" x 12'6" max into recess
(4.57m x 3.66m max into recess)

Kitchen/dining room

23'7" x 10'5" (7.01m x 3.05m)

First floor landing

Bedroom two

12'7" x 11'9" plus door recess
(3.66m x 3.35m plus door recess)

Bedroom three

12'0" x 10'5" (3.66m x 3.05m)

Family bathroom

7'5" x 7'2" (2.13m x 2.13m)

Study / dressing room

11'5" x 9'0" max (3.35m x 2.74m max)

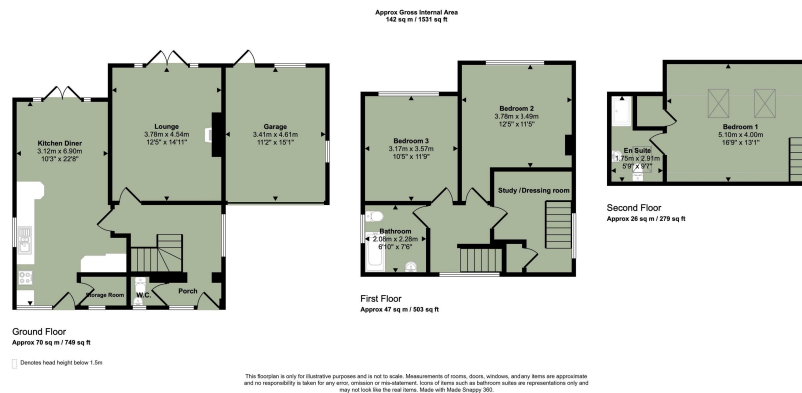
Second floor

Bedroom one

16'8" x 10'7" plus eaves storage
(4.88m x 3.05m plus eaves storage)

En-suite

Outside and parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band
EPC Rating D

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