



Sheppard

Acorn Place | Castleton | Cardiff | CF3 2WE

£585,000



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Nestled in the charming village of Marshfield, presents a delightful opportunity for families seeking a spacious and inviting home. This impressive detached house spans an ample 1,589 square feet and boasts two well-appointed reception rooms, perfect for both relaxation and entertaining.

The property features four generously sized double bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy for all family members. In addition, there is a family bathroom that caters to the needs of the household. The ground floor also benefits from a convenient utility room and a WC, enhancing the practicality of daily living.

One of the standout features of this residence is the partially converted garage, which serves as an ideal

- Detached family home
- Master en-suite bathroom
- Converted garage office
- Driveway
- Near Marshfield Primary
- Four double bedrooms
- Two reception rooms
- Private rear garden
- Utility room and WC
- Viewing highly advised

Entrance hall

Living room

21'6" x 11'2" (6.4m x 3.35m)

Reception room 2

11'2" x 11'3" (3.35m x 3.35m)

WC

Kitchen/dining room

15'9" max x 14'9" max (4.57m max x 4.27m max)

Utility room

4'9" x 7'5" (1.22m x 2.13m)

First floor landing

Bedroom one

11'6" x 10'9" plus built-in wardrobes (3.35m x 3.05m plus built-in wardrobes)

En-suite

Bedroom two

11'6" x 11'2" plus wardrobes (3.35m x 3.35m plus wardrobes)

Bedroom three

12'8" max x 9'6" max (3.66m max x 2.74m max)

Bedroom four

10'9" x 7'3" plus door recess (3.05m x 2.13m plus door recess)

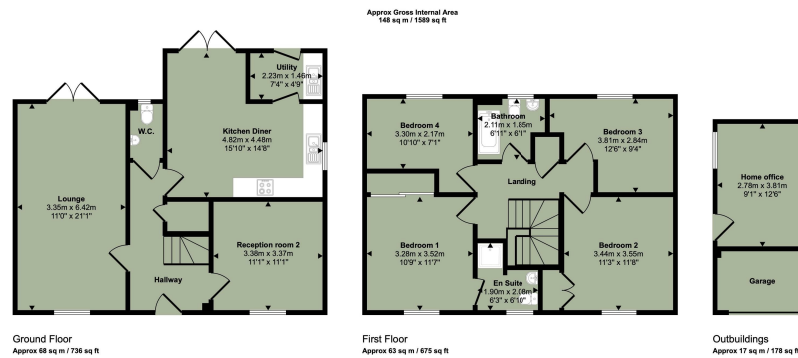
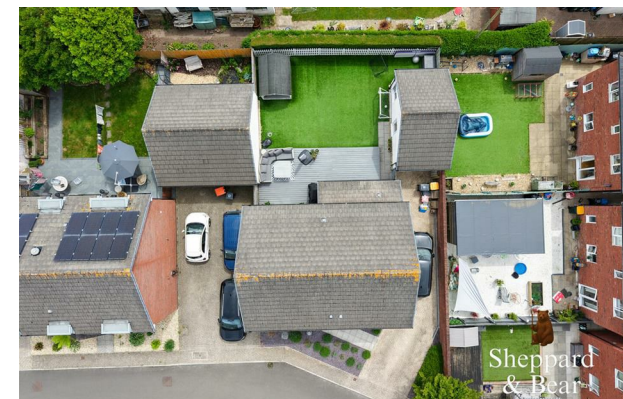
Family bathroom

Outside and parking

Front garden

Garage and home office

Rear garden



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any terms are approximate and no responsibility is taken for any error, omission or misstatement. Scale of items such as bathroom suites are representative only and may not look like the real items. Made with Made Shippy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 G
EPC Rating

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