



Sheppard

Acorn Place | Castleton | Cardiff | CF3 2WE

£585,000



Sheppard & Bear

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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

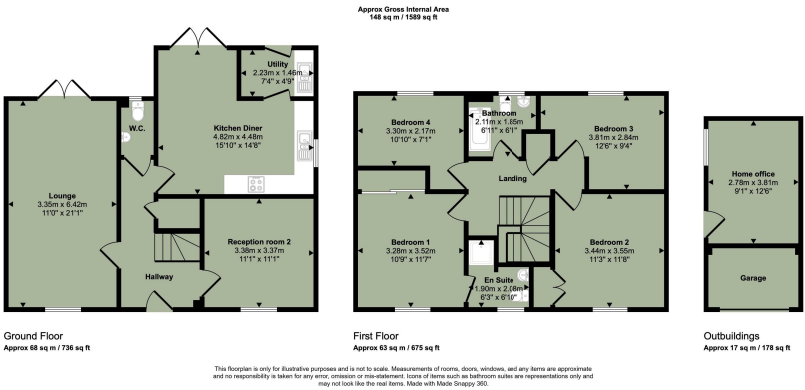
Garage and home office

Rear garden



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 C



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