

Castle Green

ST. GEORGE'S-SUPER-ELY, CARDIFF, CF5 6EX

OFFERS IN EXCESS OF £400,000

**Hern &
Crabtree**



Castle Green

No Chain. A beautifully presented three-bedroom semi-detached home, occupying an idyllic position within the highly sought-after hamlet of St George's-Super-Ely, enjoying charming countryside surroundings and far-reaching rural views.

This attractive brick façade home combines character and modern family living, set within generous cottage-style gardens featuring a central lawn, private sun terrace, and delightful open aspects across neighbouring fields. Despite its peaceful semi-rural setting, the property offers excellent accessibility, with Cardiff just a short drive away and convenient access to the A48 and the Cardiff Bay link road, connecting swiftly to Culverhouse Cross, Penarth and the M4 corridor.

Substantially renovated and thoughtfully extended, the accommodation is both spacious and versatile. The heart of the home is an impressive open-plan kitchen and family room, fitted with a modern kitchen and offering ample space for dining and relaxing. Bi-folding doors and large picture windows flood the room with natural light and provide seamless access to the gardens. Additional ground floor accommodation includes a cloakroom, utility cupboard, and a superb lounge/dining room spanning the front of the house, creating a warm and inviting atmosphere.

To the first floor are three well-proportioned bedrooms, all benefiting from attractive strip pine flooring, together with a stylish family bathroom

Externally, the property enjoys particularly attractive gardens designed for both relaxation and entertaining, including a private patio area, a substantial garden store, and a large timber-built garden room complete with power and lighting — ideal as a home office, studio or leisure



Approx 1309.00 sq ft

Council Tax Band: F

Entrance Hall

Entered via pvc front door, coved ceiling, stairs to the first floor with open storage beneath, radiator, tiled flooring.

Utility Cupboard

Space and plumbing for a tumble dryer, tiled flooring.

Cloakroom

Double glazed window to the side, w.c and wash hand basin, combination boiler, tiled flooring

Living/Dining Room

Double glazed windows to the front, radiator, two fireplaces with wood surround and tiled hearth, chimney breast with fitted shelving and cupboard, recessed lights.

Open Plan Kitchen/Diner

Double glazed windows to the side and bi fold doors to the garden, wood burner, recessed lights, kitchen has wall and base units, five ring Range master, stainless steel sink and drainer.

First Floor Landing

Stairs rise up from the entrance hall, access to loft space, coved ceiling, double glazed window the side., wooden floor.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in wardrobes, fireplace with brick surround, wood flooring.

Bedroom Two

Double glazed window to the front, radiator, coved ceiling, wood flooring.

Bedroom Three

Double glazed window to the rear, coved ceiling, built in wardrobe, wood flooring.

Bathroom

Double glazed window to the rear, bath with shower over, w.c and wash hand basin, mirrored light, radiator, recess lights, tiled floor.

Rear Garden

Enclosed by timber fence and hedge, paved, lawn and gravel path, garden shed, cold water tap and power point, decked sitting area, views to fields.

Garden Room

With power and light.

Front

Hedge surround, pedestrian gate, gravel area.

Parking

To the front of the property are communal parking bays for the residents and visitors.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

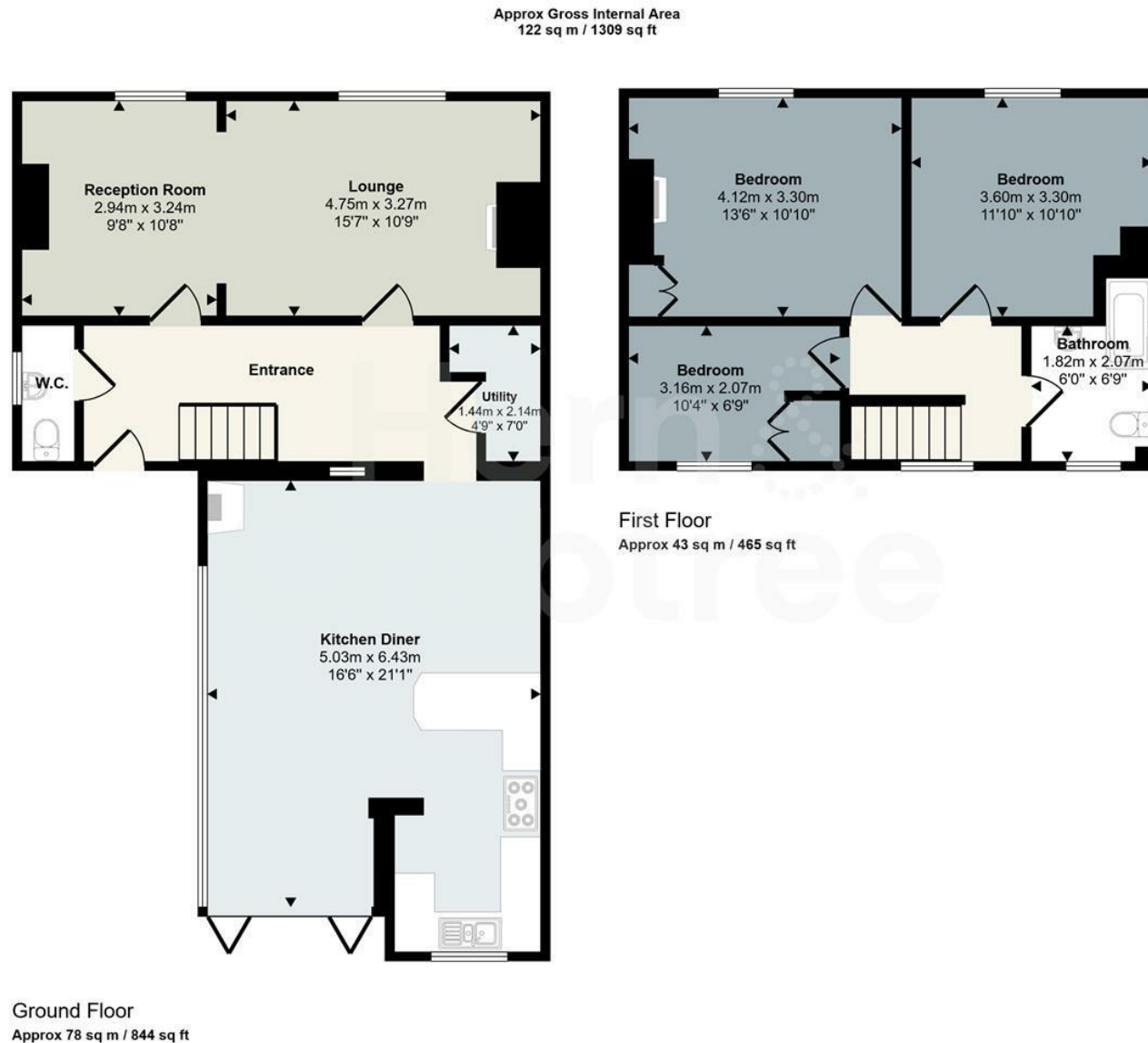
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure and Additional Information

We have been advised by the vendor that the property is Freehold. Epc - E. Council Tax - F.
£ 500 billed per annum for: Council owned communal sewerage system (shared between Castle Green properties)







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		

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Good old-fashioned service with a modern way of thinking.

