



£750,000 Freehold

Bassetts Field | Cardiff | CF14 9UG

Hern &
Crabtree

Set within the highly regarded Bassetts Field development in Rhiwbina, this substantial seven-bedroom detached home provides a rare opportunity to secure a property of scale and versatility in one of North Cardiff's most desirable residential areas. Arranged over three floors, the house has been designed with family living in mind, offering generous proportions and a layout that adapts to the demands of modern life.

The ground floor opens with a welcoming hallway giving access to a cloakroom, the integral double garage and the main reception rooms. A bright lounge and formal dining room create space for entertaining and relaxation, complemented by a kitchen breakfast room and a separate utility. On the first floor, the primary bedroom includes its own en-suite shower room, with three further bedrooms served by both a Jack and Jill bathroom and a family bathroom. The second floor adds two more bedrooms, a shower room and a walk-in airing cupboard, together with access to a fully boarded loft spanning the length of the house.

Outside, the property benefits from a double driveway and landscaped front garden. To the rear, a larger-than-average enclosed garden offers a private setting for family life and outdoor enjoyment.

Rhiwbina is celebrated for its community feel and excellent amenities. Local shops, cafés and services are within easy reach, alongside larger supermarkets and medical centres. The area is well connected by bus and rail, offering swift access into Cardiff city centre, while road links make commuting straightforward. Families are particularly well served, with the property falling within the catchment of the highly regarded Whitchurch High School, and green spaces such as Parc Cefn Onn and Caedelyn Park providing a wealth of outdoor recreation. The Miller & Carter restaurant and a range of popular pubs and eateries add to the vibrant local character, making this a location that combines convenience with quality of life.



Entrance

Storm porch to the front with light. Double glazed composite door into hallway.

Hallway

Stairs to the first floor. Wood laminate flooring, under stairs cupboard, radiator. Coved ceiling, doors to:

Cloakroom

WC, wash basin, radiator, double obscure glazed window to the front. Wood laminate flooring.

Integral Garage 17'6 max x 17'1 max

Integral double garage with a door from the hallway. Twin up and over door, power and light.

Lounge 16'5 x 14'8

Double glazed french doors to the rear garden with matching windows either side.

Coved ceiling. Wall lights, radiator, wood laminate flooring. Built-in cable for surround sound.

Kitchen Breakfast Room 19'2 max x 11'0 max

Double glazed windows to the rear, double glazed french doors to the garden. Kitchen is laid with wall and base units with work tops over. 1.5 bowl stainless steel sink and drainer. Integrated four ring gas hob, cooker hood fitted over. Integrated double oven. Tiles splash backs. Integrated dishwasher. Integrated fridge freezer. Wine rack, tiled floor to the kitchen area. Under cabinet lighting. Doorway leading through to the dining room and utility room. Radiator to the breakfast room with wood laminate floor.

Utility Room 5'2 x 7'0

Double glazed door to the garden, wall

mounted gas boiler. Wall and base units, sink and drainer, plumbing for washing machine. Space for further appliance, radiator, tiled floor.

Dining Room 10'11 max x 12'10 max

Double glazed windows to the front, radiator, wood laminate floor. Coved ceiling, door to the kitchen, door to hallway.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles. Banister, radiator.

Landing

Double glazed window to the front. Banister, radiator. Stairs to the second floor.

Bedroom One 10'5 x 12'10

Double glazed window to the front, radiator, series of fitted wardrobes and bedroom

furniture. Archway to a dressing area with mirrored, fitted wardrobes and a door to the en suite.

Dressing Area 4'4 x 6'0

Mirrored, fitted wardrobes.

En suite 6'4 x 6'5

Double obscure glazed window to the front, corner shower quadrant, WC, wash basin, tiled walls and vinyl floor. Radiator. Vanity cupboard. Shaver point.

Bedroom Two 10'10 max x 13'5 max

Double glazed windows to the front, radiator. Wash hand basin, door to a 'Jack and Jill' en suite.

Jack and Jill Bathroom 5'2 x 5'1

Interconnects bedroom two and bedroom three. Double obscure glazed window to the side, WC, radiator. Tiled quadrant with plumbed shower, shaver point. Radiator, vinyl floor. Part tiled wall.



Bedroom Three 11'3 max x 11'5 max

Double glazed window to the rear, radiator, fitted wardrobes and drawers. Wash hand basin, vanity cupboard.

Bedroom Four 11'5 max x 11'1 max

Double glazed windows to the rear, radiator, fitted wardrobes, chest of drawers and dressing table.

Bedroom Five 8'4 max x 7'1 max

Double glazed window to the rear, radiator, fitted desk and wall storage. Fitted wardrobe.

Family Bathroom 8'3 x 5'5

Double obscure glazed window to the rear. Bath with shower off the mixer tap. WC, wash basin, vanity, radiator, part tiled walls and vinyl floor.

Second Floor

Stairs from the first floor landing with wooden handrail and spindles.

Landing

Radiator, door to a walk-in airing cupboard with a large hot water cylinder. Doors to;

Bedroom Six 18'8 max x 18'4 max

Double glazed skylight windows to the rear, two radiators. Loft access hatch leading through to a fully boarded, large loft space. Floor to ceiling height 7'10 max.

Bedroom Seven 18'8 x 11'2

Double glazed skylight window to the rear, radiator.

Shower Room 5'10 x 7'10

Shower quadrant, WC, wash basin and vanity. Shaver point, radiator, vinyl floor, extractor fan.

External

Front

Double side by side driveway with outside lights. Access to the double garage. Lawn with mature tree. Path that leads to gate to the rear garden and additional gate providing dual access to rear. Stone chippings.



Rear Garden

Enclosed rear garden with paved patio, lawn, mature conifer hedges. Stone chippings, patio. Timber summerhouse. Outside power point and outside lights. Gate access either side of the property leading out to the front. South west facing aspect.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

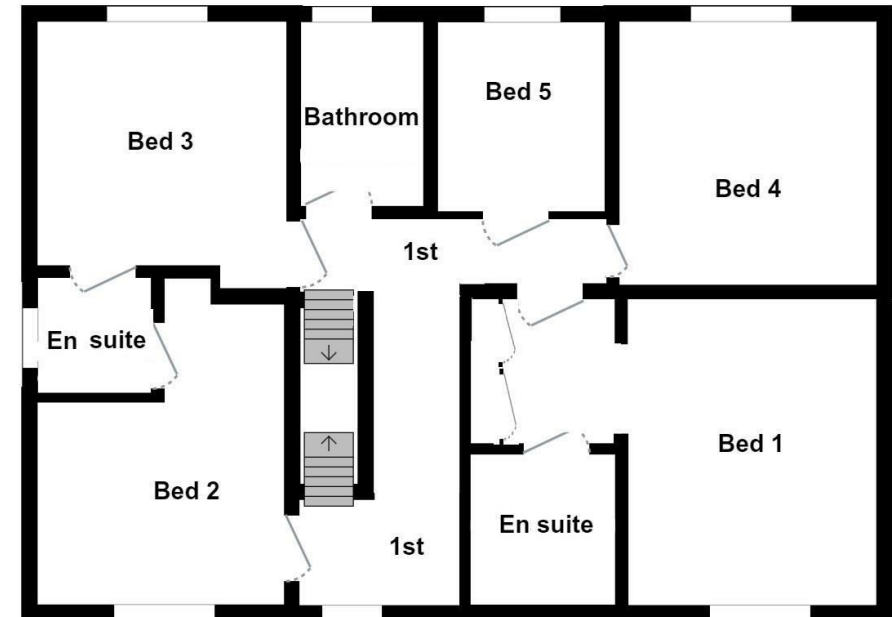
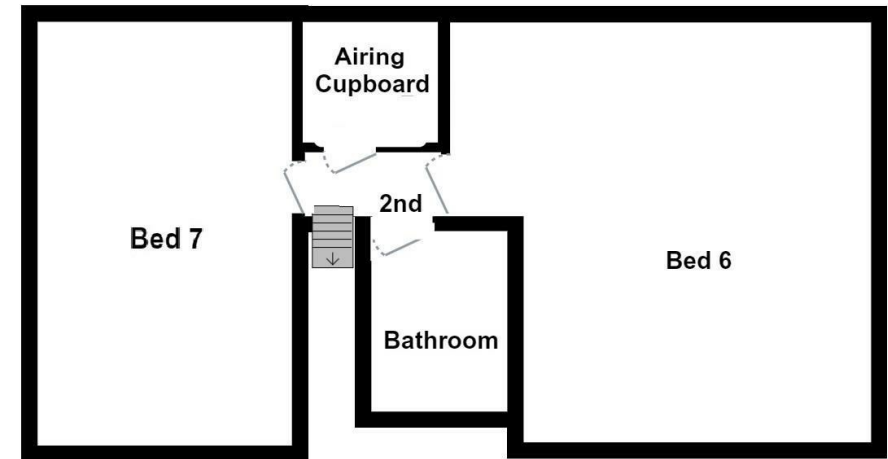
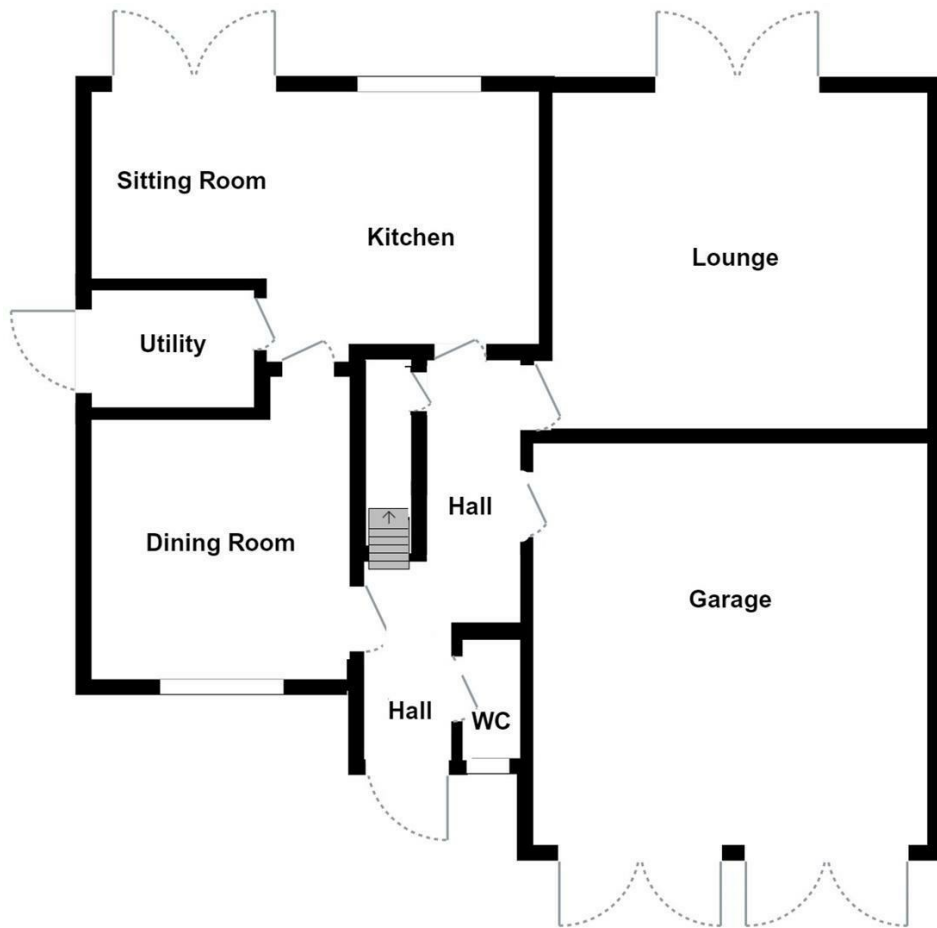
Council tax Band - H

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	84
(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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