



£975,000 Freehold

Walk Farm Drive | Cardiff | CF3 2UY

Hern &
Crabtree

This beautiful detached farmhouse is the perfect family residence, located in the semi-rural village of Castleton. The lovely location backs onto fields, with superb views, large garden and a generous gated entrance drive. The property is also ideally placed within the school catchment for Marshfield Primary and Basseleg High School with easy access to Cardiff and Newport, A48 and M4.

The substantial and accommodation briefly comprises an entrance hallway, cloakroom, spacious living room, separate dining room open to the kitchen breakfast room, lobby leading out to the rear garden, second cloakroom, utility and double garage to the ground floor. To the second floor there is an office/guest room, primary bedroom with dressing area and en-suite, two further bedrooms, a family bathroom and separate WC. To the second floor is a fourth bedroom. Underfloor heating runs throughout the three floors of the property. To the rear of the property are hedgerows, large lawn and a Slate patio sitting area overlooking greenbelt fields. Viewings of this property are a must to fully appreciate the size of accommodation



Entrance Hallway

Storm porch to the front, into hallway via PVC door with double glazed windows either side. Stairs to the first floor, tiled flooring, built-in storage cupboard, door to cloakroom. Underfloor heating runs throughout the three floors of the property.

Cloakroom

WC, wash hand basin, tiled walls and floor, extractor fan.

Living Room 28'6 x 19'4

Double glazed bay window to the front, tiled floor, gas fireplace set into a brick built chimney breast. Oak wood wrapped beams, squared off archway to the dining room.

Dining Room 14'5 x 14'8

Double glazed French doors to the garden, archway to the kitchen. Tiled floor, Oak wood wrapped beams.

Kitchen Breakfast Room 19'4 x 14'4

Two double glazed windows to the rear aspect. Range of matching wall and base units with Granite work tops over, 1.5 bowl sink and drainer with mixer tap. Space for a gas range cooker with splash back and cooker hood over. Integrated 'Neff' dishwasher. Central island with Granite work top and breakfast bar. Glassware cabinets with lighting. Integrated full length fridge, Integrated base 'Neff' freezer within the breakfast bar. Oak wood wrapped beams. Door to a walk-in pantry with

shelving and tiled floor. Archway through to lobby.

Lobby

Stable style double glazed PVC door leading out to the rear garden. Double built-in coats and shoes storage cupboard. Access to cloakroom, utility and garage.

Cloakroom

Second cloakroom with double glazed window to the rear, WC, wash hand basin, tiled floor.

Utility 7'9 x 7'5

Double glazed window to the rear, wash hand basin, plumbing for washing machine, space for further appliances. Floor standing 'Worcester' gas boiler.

Tiled floor, airing cupboard with radiator, shelving and ventilation point. Wall and base storage.

Double Garage 18'7 max x 19'0 max

Integral double garage with electric up and over door, power, light and inverter for the electric solar panels with a fee tariff to the national grid.

First Floor

Stairs rise up to the first floor, split level half landing with stairs continuing to the first floor and stairs to guest room/office.

Guest Room / Office 16'6 x 20'3

Accessed from the half landing. Series of floor to ceiling built-in wardrobes, wood laminate flooring. Door to airing



cupboard housing hot water tank and linen shelves. Double glazed skylight windows to the front and rear.

Landing

Stairs from the half landing, stairs to the second floor. Built-in storage cupboard, doors to all bedrooms and corridor. Double glazed window to the front aspect of the property.

Primary Bedroom 19'4 x 14'7

Fitted bedroom furniture including wardrobes, archway to a dressing area.

Dressing area 5'0 x 8'9

Floor to ceiling wardrobes, laminate flooring, archway to the en suite.

En Suite 10'10 x 8'3

Double glazed obscured window to the

side, four piece suite with corner bath, corner shower with plumbed shower, WC, wash hand basin and vanity storage. Tiled walls, tiled floor, heated towel rail.

Bedroom Two 18'5 x 10'6

Double glazed windows to the rear aspect overlooking the garden and field views. Good selection of bedroom furniture and a wash hand basin along with laminate flooring.

Bedroom Three 15'10 x 14'4

Double glazed window to the rear, selection of bedroom furniture, laminate flooring, wash hand basin.

Family Bathroom 6'8 x 7'8

Four piece suite with bath, separate shower with plumbed shower, wash

hand basin, vanity storage, heated towel rail, tiled walls and tiled floor.

WC

Located off the corridor from the first floor landing connecting bedrooms two and three. WC, wash hand basin, base vanity, tiled walls and floor, heated towel rail.

Second Floor

Stairs rise up from the first floor landing with a dog-leg staircase to a landing area with banister.

Bedroom Four 20'3 x 34'10 max

Series of double glazed skylight windows to the rear, skylight window to the front. Wood laminate flooring. Floor to ceiling height 7'7.

External

Front

Part graveled driveway providing off street parking for several vehicles. Part slate patio to the front which wraps around to the side with side gate access to the rear garden.

Rear Garden

Hedgerows, lawn, slate patio sitting area. To the rear are greenbelt fields with attractive views.

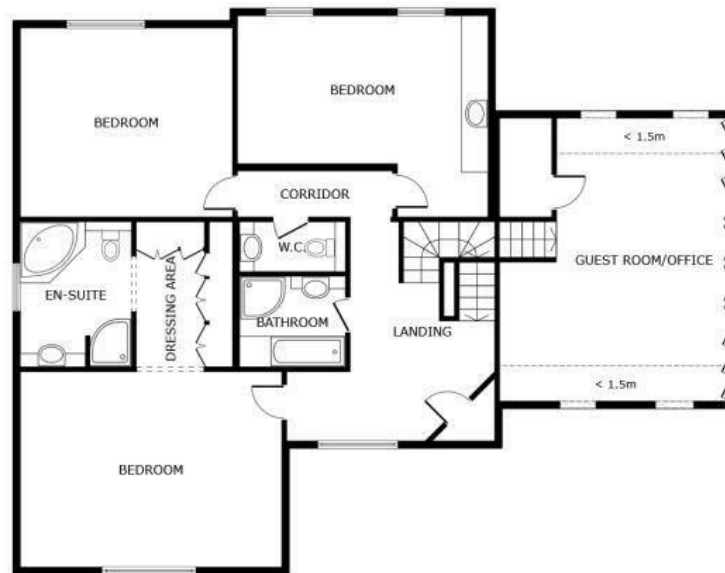
Additional Information

Underfloor heating runs throughout the three floors of the property. We have been advised by the vendor that the property is Freehold. Council Tax Band - I
EPC - B

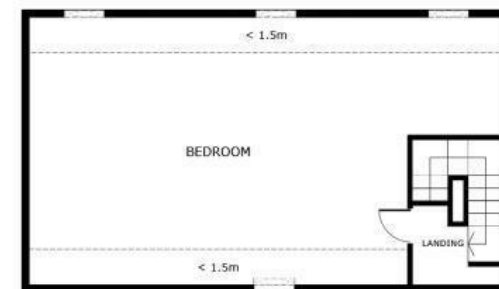




GROUND FLOOR



FLOOR 1



FLOOR 2

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		84	85
(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	



304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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