

2 Marshfield Road,
Castleton, Cardiff, CF3 2UU



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi-Detached House

2

1

2

2

Property Description

**** NO CHAIN ****This character semi detached two bedroom cottage is situated in Castleton which is very close to Marshfield primary school and has well regarded secondary schools, Bassaleg school and St Jospheph's roman catholic high school. There is also a local place of worship nearby. The property sits on a generous plot with a long driveway and gardens to front side and rear. The accommodation is in need of updating and briefly comprises porch, hallway, lounge, rear hallway, dining room, kitchen, cloakroom, two bedrooms and bathroom.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,087 sq ft

**Viewing Arrangements
Strictly by appointment**

DESCRIPTION

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LOCATION

Castleton is a popular residential area located on the outskirts of Cardiff with easy access to the A48 and M4 motorway. The area has excellent transport links with nearby bus routes into Cardiff City Centre & further connections to Newport & Bristol. The area has great schooling options with several primary & secondary schools nearby and within easy reach are some beautiful countryside walks and parks.

ENTRANCE PORCH

Entered via upvc double glazed door with leaded obscure double glazed window. Two further Upvc leaded panels to either side. Ceiling light.

HALLWAY

Laminate wood effect flooring. Stairs rising to first floor.

LOUNGE

14' 0" x 13' 5" into alcove (4.28m x 4.10m)
UPVC double glazed leaded window to front.
Coved ceiling. Tiled fireplace and hearth. Under stairs cupboard. Radiator, Door to :-

REAR HALLWAY

Obscure glazed window to side. Laminate wood flooring. Radiator. Door to :-

CLOAKROOM

Upvc double glazed obscure leaded window to side. Tiled walls. Two piece suite comprising of pedestal wash hand basin and low level wc. Towel rail. Radiator.

KITCHEN

18' 6" x 8' 4" (5.66m x 2.56m)
Upvc leaded double glazed windows to side and rear. Upvc leaded double glazed door to rear garden with upvc double glazed leaded panel to

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side. Coved ceiling. Laminate wood flooring. Range of fitted kitchen units with work surface and tiled splash backs. Inset stainless steel sink unit with mixer tap. Wall mounted gas boiler. Plumbing for washing machine. Radiator.

DINING ROOM

14' 3" x 11' 5" into alcove (4.35m x 3.48m)
Upvc double glazed leaded window to front. Upvc double glazed leaded door to side and rear garden. Coved ceiling. Laminate wood flooring. Radiator.

UPSTAIRS

Landing area.

BEDROOM ONE

14' 2" x 13' 11" into alcove (4.34m x 4.26m)
Upvc double glazed leaded window to front. Coved ceiling. Feature cast iron fireplace. Built in cupboard with hanging rail.

BEDROOM TWO

14' 0" x 11' 11" into alcove (4.29m x 3.64m)
Upvc double glazed leaded windows to front and side. Coved ceiling. Feature cast iron fireplace. Built in cupboard with hanging rail. Radiator.

BATHROOM

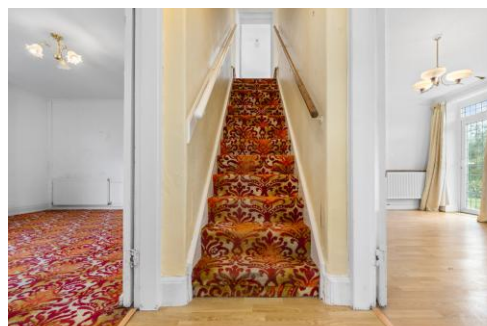
Upvc double glazed obscure leaded window to side. Four piece suite comprising of panelled bath, corner shower cubicle, pedestal wash hand basin with wall mounted mirror over and low level wc, Heated towel rail. Airing cupboard with shelving housing hot water tank

OUTSIDE

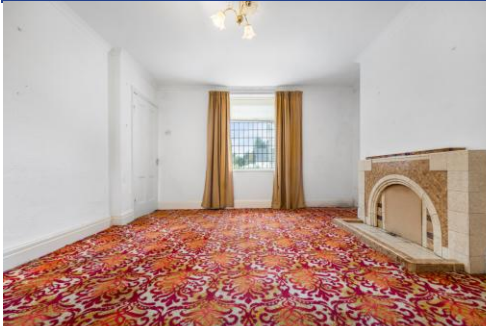
REAR GARDEN - Enclosed wrap around rear garden with mature hedging. Laid mainly to lawn with paved areas. Outside security light. Wooden garden shed. Wooden gate allowing access to front garden. Gas meter cabinet.

FRONT GARDEN - Long driveway with access to garage. Laid mainly to lawn. Paved areas.

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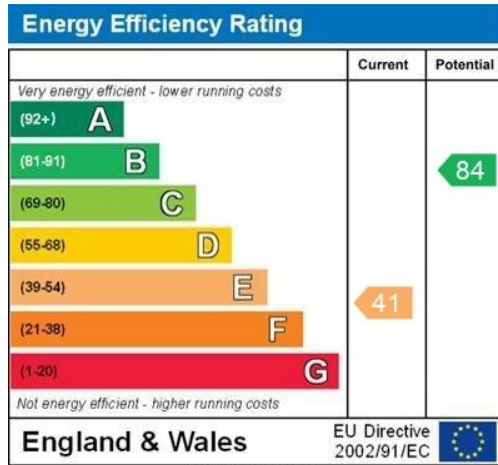
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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