

26 Bassetts Field, Rhiwbina, Cardiff, CF14 9UG



Estate Agents and
Chartered Surveyors

Asking Price Of

£485,000



Detached

5

3

4

3

Property Description

Positioned of the highly regarded Bassetts Field Development, Rhiwbina this five bedroom detached home offers ample space for the whole family. Offering three reception rooms to the ground floor plus a kitchen breakfast room, utility room and cloakroom. To the first floor you will find four double bedrooms and a family bathroom. One of which offers an en suite shower room. Finally to the second floor you will find the fifth bedroom with its very open bathroom complete with four piece bathroom suite and a walk in wardrobe.

Outside the home offers parking to the front via a tarmac driveway for up to three cars leading to the integral garage. Side access leads to private rear garden mostly laid to lawn with a paving patio area ideal for outside dining.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,506 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This large family home is situated in the popular residential area of Thornhill, North Cardiff and close to many amenities including Sainsburys supermarket, Miller & Carter restaurant and a couple of public houses. Good transport links to the city centre and beyond. Well regarded schools of all levels are nearby with Llanishen Fach Primary School and Whitchurch High School being the catchment schools.

ENTRANCE HALL

Enter into hallway via UPVC double glazed front door. Smooth walls and ceiling with a central light pendant and engineered oak flooring to finish. Carpeted staircase leading to first floor. Doors leading into cloakroom and lounge.

CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Smooth walls and ceiling with a central light pendant and finished with engineered oak flooring. Upvc double glazed obscure window to front.

LOUNGE

11' 11" x 17' 2" (3.65m x 5.24m)

Smooth walls and ceiling with a central light pendant finished with engineered oak flooring. Feature marble fireplace plus surround and Thomas Sanderson wooden shutters. Archway leading into dining room.

DINING ROOM

7' 7" x 10' 10" (2.33m x 3.31m)

Smooth walls and ceiling with a central light pendant and finished with engineered oak flooring. Door leading into kitchen. UPVC double glazed French doors leading into conservatory

KITCHEN

15' 8" x 10' 9" maximum (4.80m x 3.29m)

Fitted with a range of base and eye level units with laminate worktops over. Built in Neff double oven, gas hob and cooker hood over. Inset 1.5 bowl sink unit plus drainer. Space for dishwasher and free standing American style double fridge/freezer. Door leading to under stairs pantry and utility room. Upvc double glazed window with borrowed light into conservatory. Upvc double glazed French doors leading into conservatory.

UTILITY ROOM

7' 0" x 4' 10" (2.14m x 1.48m)

Fitted with a range of base units with laminate worktops over. Inset stainless steel sink unit plus drainer. Space for washing machine. Built in shelving ideal for additional storage. Upvc double glazed door leading to side path.

CONSERVATORY

24' 10" x 15' 7" maximum (7.59m x 4.76m)

Upvc double glazed surround with windows to the side and rear. Upvc double glazed French doors leading to

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rear garden. Tiled flooring with wall mounted lighting. Two temperature controlled electrical rain sensor roof skylights.

LANDING ONE

Carpeted stairs and landing. Smooth walls and ceiling with a central light pendant. Doors leading to all first floor rooms. Single storage cupboard housing water tank. Staircase leading to second floor landing.

BEDROOM TWO

11' 8" max x 10' 2" (3.56m x 3.12m)

Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. UPVC double glazed window to rear. Door leading to en suite.

ENSUITE

Fitted with a traditional three piece suite comprising walk in single shower enclosure with tiled splash back, WC and wash hand basin. Smooth walls and ceiling with a central light pendant and vinyl flooring to finish. Upvc double glazed obscure window to side.

BEDROOM THREE

13' 2" x 8' 2" (4.02m x 2.49m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. UPVC double glazed window to rear.

BEDROOM FOUR

8' 3" x 14' 5" (2.52m x 4.41m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. UPVC double glazed window to front.

BEDROOM FIVE

8' 7" maximum x 10' 9" (2.64m x 3.29m)

Smooth walls and ceilings with a central light pendant and carpeted flooring to finish. UPVC double glazed window to front.

BATHROOM

Fitted with a traditional three-piece suite comprising bath with fitted shower screen and tiled splash back, WC and wash hand basin. Smooth walls and ceiling with a central light pendant finished with vinyl flooring. UPVC double glazed obscure window to front.

LANDING TWO

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Skylight window to front. Doors leading to bedroom one and en suite.

BEDROOM ONE

16' 4" x 11' 1" (5.00m x 3.38m)

Smooth walls and ceiling finished with spot lighting and laminate flooring. UPVC double glazed window to rear and UPVC double glazed skylight windows to front X2. Door leading to storage in the eaves.

ENSUITE

Fitted with a modern four piece suite comprising walk in double shower with sliding shower screen, free standing bath, His and Hers sinks and WC. Tiled walls with smooth ceiling and finished with spot lighting and tiled flooring. Sliding door leading to walk in fitted wardrobe. Upvc double glazed window to rear.

WALK IN WARDROBE

5' 0" x 7' 8" (1.54m x 2.34m)

Smooth walls and ceiling with spot lighting and laminate flooring. UPVC double glazed velux window to front

GARAGE

7' 8" x 17' 7" (2.34m x 5.38m)

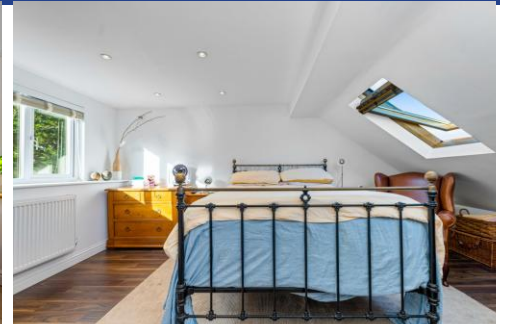
Complete with a standard up and over garage door with power sockets and lighting.

OUTSIDE

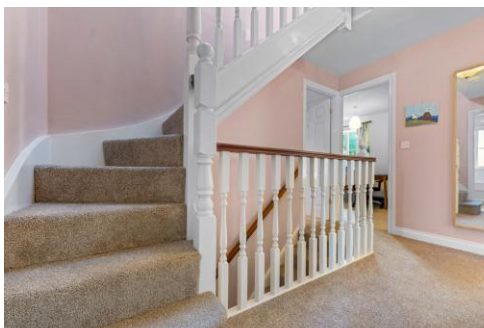
FRONT - Tarmac driveway to front providing parking for two plus cars leading to garage. Electric car charging point. Side access leading to rear garage with side gate.

REAR - An enclosed private rear garden comprising of a paved patio area ideal for outside dining with the remainder laid to lawn. An array of plants and trees surround the garden offering complete privacy as far as the eye can see.

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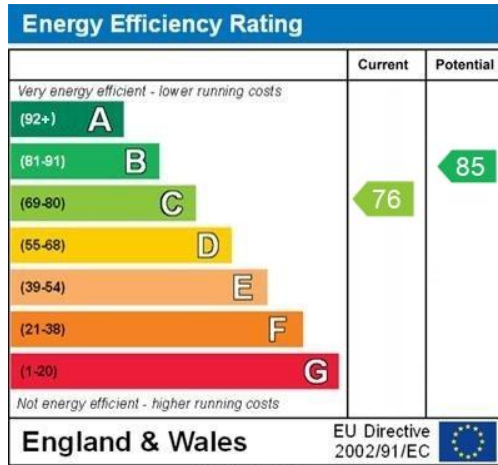
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