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Castle Green, St. George's-Super-Ely Cardiff

£750,000

 peter  
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## About the property

Set within an enviable plot of around half an acre, this beautiful home offers the perfect blend of space, comfort and lifestyle living.

Step inside and you're greeted by a wonderfully versatile layout. The heart of the home is a spacious main reception room, while the light-filled sun room at the rear provides a tranquil spot to unwind, with lovely views out over the garden. A well-appointed kitchen, complete with a separate utility room, keeps everyday living practical, while a study offers the perfect work-from-home space. Two additional reception rooms add further flexibility, whether you need a snug, or playroom.

Upstairs, the impressive principal suite feels like a true retreat, complete with its own sitting area and en suite. Three further double bedrooms provide plenty of space for family or guests, all served by a family shower room.

Outside, the generous rear garden is mainly laid to lawn, with a patio area perfect for summer dining and entertaining. To the front, a large driveway provides ample parking alongside a garage.

This home also benefits from solar panels and an air source heat pump for improved energy efficiency.

Tucked away in the idyllic and highly sought-after hamlet of St George's-Super-Ely, the setting offers peaceful countryside charm whilst remaining incredibly well connected. Cardiff is just a short drive away, with easy access to the A48 and Cardiff Bay link road, placing Culverhouse Cross, Penarth and the M4 corridor.

## Accommodation

### Hallway

Entered via UPVC part glazed door with side panel, doors leading to reception rooms, cloakroom and kitchen, stairs leading to the first floor, storage cupboard, radiator, tiled flooring.

### Study

12' x 7' 2" (Max) ( 3.66m x 2.18m (Max)  
UPVC double glazed windows to front, radiator, tiled flooring.

### Cloakroom

UPVC double glazed obscured window to front, WC, pedestal wash hand basin, radiator, partially tiled walls, tiled floor.

### Main Reception Room

26' 2" (Max) x 26' 6" (Max) ( 7.98m (Max) x 8.08m (Max)  
A very generous space with UPVC double glazed windows to front, fireplace, radiators, carpeted.

### Kitchen

17' 4" x 10' 1" ( 5.28m x 3.07m )  
Units to base and wall height, stainless steel sink and drainer, two integrated ovens with electric hob and stainless steel extractor hood over, integrated freezer, UPVC double glazed French doors leading to external patio area, windows overlooking the rear garden, vertical radiator, wood effect flooring, door leading to utility room.





### Utility

Worktop inset with stainless steel sink, cupboards, space and plumbing for appliances, space for upright fridge freezer, tiled flooring.

### Reception Room Two

15' 7" x 11' 1" ( 4.75m x 3.38m )

UPVC double glazed sliding patio doors leading to the sun room, radiator, wood effect flooring.

### Reception Room Three

14' 6" x 7' 4" ( 4.42m x 2.24m )

UPVC double glazed sliding patio doors leading to the sun room, radiator, wood effect flooring.

### Sun Room

26' 4" x 10' ( 8.03m x 3.05m )

A fantastic size room with views of the rear garden.

UPVC double glazed windows, two sets of French doors leading to the rear garden, Velux windows, wood effect flooring.

### First Floor Landing

Feature stain glass window to side, doors leading to all bedrooms and bathroom, storage cupboard, access to loft space, radiator, wood effect flooring.

### Principal Bedroom

26' 4" (Max) x 15' 7" (max) ( 8.03m (Max) x 4.75m (max) )

An impressive principal bedroom with UPVC double glazed window to front, fitted wardrobes, a sitting / dressing area, radiator, wood effect flooring, door to en suite.

### En Suite

WC, Fitted cupboards with wash hand basin, shower cubicle with electric shower and tiled surround, tiled walls and flooring, Velux window.

### Bedroom Two

15' 7" (Max) x 10' 11" ( 4.75m (Max) x 3.33m )

A double bedroom with UPVC double glazed window overlooking the rear garden, fitted wardrobes, radiator, wood effect flooring.

### Bedroom Three

10' 2" x 9' 10" ( 3.10m x 3.00m )

A double bedroom with UPVC double glazed window to front, cupboard with shelving and hanging rail, radiator, wood effect flooring.

### Bedroom Four

10' 10" x 7' 3" ( 3.30m x 2.21m )

A further double bedroom with UPVC double glazed window overlooking the rear garden, radiator, wood effect flooring.

### Shower Room

Shower cubicle with electric shower and tiled surround, tiled walls and flooring, fitted cupboards with wash hand basin, push button WC, obscured window to rear, chrome ladder radiator.

### Rear Garden

Approximately 90ft long x 30 ft wide laid to lawn with hedgerow and fencing to boundaries. Patio area, cold water tap, large shed.

### Front Garden

Gated access to paved driveway with parking for several vehicles. Access to the garage via up and over door.





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**Ground Floor**



**First Floor**

Total floor area 239.5 m<sup>2</sup> (2,578 sq.ft.) approx

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