



22 Bassetts Field, Thornhill

£650,000 Freehold

Impressive 5-bed detached house with open-plan living, cinema room, hot tub, south-facing garden, greenhouses, patio, pizza oven, ponds, parking for 3, and landscaped outdoor spaces.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Entrance/Porch

Constructed by Jarod Carpentry. Oak Pillars with obscure glazed panel with etched door number. Quarry tiled floor. Post box. Wall light.

Downstairs Cloak Room

Obscure double glazed window to front. Porcelain tiled floor. Wash hand basin. W.C.

Cinema Room

18' 11" x 11' 3" (5.77m x 3.44m)

uPVC double glazed window to front with electric blind. Coved ceiling. Feature fireplace with marble inset and hearth housing living flame coal effect gas fire. Panasonic projector with electric operated drop down cinema screen. Cambridge audio surround sound system. Shelving to one wall. Central heated radiator.

Lounge/Kitchen/Dining Area

26' 6" x 24' 4" (8.08m x 7.42m)

Greenways Contemporary Bi-fold aluminum doors leading to south facing garden with Greenways fixed roof lights. Aluminium capital glazed panel and ceiling. Capital Glazing aluminium glazed panel and ceiling section. Porcelain flooring with underfloor heating Downlighters to ceiling. Range of fitted Hacker base and wall units with silestone work surfaces and upstand incorporated inset ceramic wash hand basin with monobloc tap. Central Work Station/Island/Breakfast Bar with inset drawers and storage cupboard below. Siemens 5 ring gas hob and wok burner with Airone Extractor fan and lighting over. Intergrated dishwasher and fridge. Built in Bosch combi microwave/oven with a Siemens oven below. Recessed wall display shelves with lighting. Riva Studio 2 () inbuilt 7kW log burner.

Pantry

uPVC double glazed door to side. Wall mounted pantry-style storage shelving. Base unit with inset one and a half stainless steel unit and mixer tap. Tiled splashback. Porcelain flooring. Wall mounted gas central heating boiler. Plumbing for dishwasher. Opening to:-

Utility Room

Range of Sigma base and wall units with glass display cabinets. Porcelain tiled floor. Recess for fridge freezer. Stainless steel sink unit. Plumbing for automatic washing machine. Recess for Vented tumble dryer. Chrome mounted wall shelving with cloak hanging.

First Floor

Landing area with access to part boarded loft accessed via retractable ladder. Central heated radiator.

Bedroom One

12' 2" x 10' 11" (3.72m x 3.34m)

uPVC double glazed windows to front. Central heated radiator.

Ensuite

uPVC obscure double glazed window to side. 3 piece suite, walk in corner shower cubicle with shower tower panel and side jets, w.c. Inset ceramic stainless steel sink unit with drawer unit below. Tiled splashback. Heated black ladder towel rail. Ceramic tiled floor. Chrome towel rail.

Bedroom Two

11' 4" x 10' 11" (3.46m x 3.33m)

Aluminium double glazed window to rear. Central heated radiator. Door to :-

Ensuite

3 Piece Suite comprising of mosaic tiled walk in shower cubicle. Vanity unit with inset wash hand basin. Shelving. Chrome towel rail. Central heated radiator. Ceramic tiled floor.

Bedroom Three

16' 4" x 8' 10" (4.98m x 2.70m)

Aluminium double glazed windows to rear. Central heated radiator.

Bedroom Four

16' 3" x 8' 10" (4.95m x 2.70m)

uPVC double glazed window to front. Central heating radiator.

Bathroom

Aluminium obscure double glazed window to rear. Fitted bathroom furniture with shelving storage cupboard with inset wash hand basin and tiled splashback. Ceramic tiled floor. Low level w.c. Panelled Bath with glazed shower screen with shower and hand held shower to mixer tap. Heated black towel rail. Shaver point. Extractor fan.

Store room

Former garage, part converted, retaining storage at the front. Accessed via up and over door. Power and lighting.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

Location

Situated in the popular Thornhill area, the property is well placed for local amenities, reputable schools, green spaces and excellent transport links, with easy access to Cardiff city centre and the M4 motorway.





Garden

61' 8" x 34' 9" (18.8m x 10.6m)

The south-facing garden has been thoughtfully designed and is mature and extensively planted, with a combination of sunny and shaded areas. Hot tub and pizza oven. A porcelain-tiled patio sits directly outside the house, with a tiled pathway leading between two wildlife ponds to a wooden deck. From here, Indian sandstone steps lead down to a sunken patio, bordered by Welsh sandstone dry-stone walls and a fern garden. The garden has year-round interest, with a varied selection of spring, summer and autumn planting, including woodland flowers and flowering perennials. The two ponds are planted with a variety of aquatic and marginal plants and attract wildlife. There are two greenhouses, a garden shed, log store and a discreet potting and nursery area with three compost bays. Outside lighting. Side access to front via wooden gate. Paved area to rear. Stone walls with steps leading to garden. Decked area.

Detailed plant description: Spring flowering is dominated by woodland flowers: snowdrops, dwarf narcissi, primrose, snakes-head fritillary, forget-me-nots, wild garlic, hellebores and wood anemone. Summer blooms are provided by arum lily, agapanthus, lily of the valley, alstroemeria, bearded iris, Siberian iris, day lilies, centaurea, primulas and crocosmia. Autumn colour is from a mix of flowers (Japanese anemone, sedum, schizostylis) and spectacular leaves (Virginia creeper, hawthorn, silver birch and eight different Japanese acers) The two ponds are planted with iris, bog bean, water lilies, marsh marigolds and water avens. The garden is completed with a mature Brown Turkey, fan-trained fig which provides the owners over a hundred fruit every year. There are also two mature (Hereford and Egremont) russet apple minarettes and a highly productive fan-trained Victoria plum.

Front Garden

Gas and Electric Meters. Mature silver birch and Japanese Acers provide all year round interest and privacy. Flower borders.



