



# Immaculate, high specification family home

**2 Craig-yr-Haul Drive, Castleton**

Freehold





Executive detached home • Fantastic transport links • Finished to an exceptional standard throughout • Much improved and extended by the current owners • Generous, fully enclosed rear garden

### **Situation**

**Craig Yr Haul Drive is located in Castleton, between Cardiff and Newport. The transport links are excellent onto the A48 with the M4 less than 3 miles away.**

### **Description**

Entered into a generous hall with stairs to the first floor and doors to the main reception rooms.

The living room has fitted carpet, feature fireplace and window to the front with double doors opening onto the orangery and the play room, which is a versatile room, also opening back onto the hall.

The orangery is a fantastic addition bringing in lots of natural light with bi-folding doors opening onto the rear garden and linking the living room, play room and kitchen.

The large, open plan kitchen/diner is the hub of the house with a real chef's fitted kitchen. There is a large island with double granite worktop, a combination of wall and base units with granite worktops over and integrated appliances including a dishwasher, fridge/freezer, drinks fridge and a range cooker with extractor over.

The utility room has a second sink, as well as space and plumbing for a washing

machine and tumble dryer.

Through the utility is the garage conversion which is currently set up as a games/cinema room with bar. It is a versatile room and an excellent addition to the house.

Off the hall, a modern wc completes the downstairs accommodation.

Upstairs, there are five bedrooms. The Principal bedroom is very generous with fitted wardrobes, a dressing area, and a high specification en suite bathroom with his and hers wash hand basin.

Bedroom two has fitted wardrobes and an en suite shower room. The other 3 bedrooms are serviced by the large family bathroom.

Outside, there is a fully enclosed, private garden with a large patio and decked area and a flat lawn. There is gated access to the side. To the front there is a block paved driveway with parking for several vehicles.

### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

### **Viewing**

Strictly by appointment with Savills.





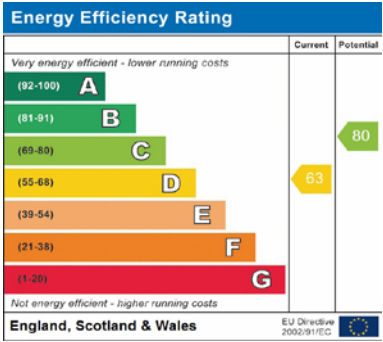


Craig-yr-Haul Drive, Cardiff  
Main House 269 sq m/2,892 sq ft  
Garage 38 sq m/406 sq ft  
Total 306 sq m/3,298 sq ft



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