



Groes Fawr Close Marshfield Cardiff CF3 2AH

£595,000 Freehold

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A magnificent and very contemporary executive detached double fronted four bedroom modern residence, built in 2015 by Messrs Waterstone Homes with a 10 year N H B C guarantee. This charming and very spacious home fronts a small select courtyard close, with deep front gardens, set back with extensive parking and a double attached garage, and landscaped level rear gardens with neat lawns and a large sun terrace. Boasting beautiful bespoke fittings this substantial property provides approximately 3000 square feet of space with the special benefits of hardwood double glazed windows, gas heating with panel radiators, stylish chime power points, light switches, telephone points, TV aerial points and saterlight connections throughout. Other features include solid oak floors, oak contemporary panel internal doors, a bespoke hand painted ashwood fully fitted kitchen, dining room and orangery (31'7 x 14'4), equipped with silestone work surfaces, and quality Smeg/Caple integrated appliances. The stunning ground floor living space is quite exceptional with an Orangery opening onto the rear gardens with double glazed bi-folding doors and a high atrium style ceiling as well as a formal dining area. The floors within this superb space are high quality porcelain from Porcelanosa, whilst the three first floor bathrooms are stunning NK Porcelanosa suites.

The Property

There is also a downstairs cloak room, a utility room, a study and a large lounge (16'10 x 11'11), inset with a stylish log burner. The first floor is approached by a spindle balustrade staircase leading from a central entrance reception hall, equipped with a front window allowing natural light throughout the landing area. The master bedroom is a generous (19'4 x 12'3), equipped with stylish fitted wardrobes, a good size walk-in dressing room/wardrobe and a stylish Porcelanosa ensuite shower room. Guest bedroom two is also a spacious size (16'8 x 12'2), also equipped with a bespoke Porcelanosa Ensuite shower room. Bedroom three is an overall (15'3 x 9'1) including contemporary fitted wardrobes along one wall. There is also a superb Porcelanosa family bathroom (10'2 x 9'2), boasting both a bespoke bath and a separate shower. Outside the gardens are level and landscaped, the front being particularly deep and enclosed for privacy, and inset with a stone double private drive. A truly impressive home!

Marshfield

Marshfield is an affluent region to the outskirts of Cardiff, ideally placed for access to the A 48 allowing fast and economic travel to eastern Avenue, the M4, Cardiff and Newport. Marshfield has a large prominent Church, and nearby there are two popular local country Public Houses, a Church Hall and a Sports field.

Excellent local schools include the highly regarded Village primary school of Marshfield and local children also attend the very popular Basseleg High school. Also close by is St Johns College, a well-regarded private school.

Amongst local Golf courses, wonderful walks and rides, the coast, and many other characteristic Public Houses and Restaurants this semi-village location has much to offer.

Ground Floor

Entrance Reception Hall





Approached via a large panelled and most impressive front entrance door, inset with a small pane double glazed window, stylish chrome door furniture, imposing central hall with a whitened spindle staircase returning to a first floor gallery landing with oak balustrade and newel posts, solid oak flooring, stylish chrome light switches and power points, double radiator, useful understair cloaks hanging cupboard, further second built-in full height cloaks hanging cupboard.

Downstairs Cloakroom

High quality NK Porcelanosa white suite with tiled floor and part tiled walls comprising wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, slimline W.C., radiator, extractor, ceiling with spotlights.

Study

.11' 10" x 8' 9" (3.61m x 2.67m)

With a Georgian shaped double glazed window with outlooks across the frontage drive and gardens, double radiator, stylish chrome power points and light fittings, contemporary solid oak panelled door to main hall.

Lounge

16' 10" x 11' 11" (5.13m x 3.63m)

With three Georgian shaped double glazed windows, two with side aspect and one with a pleasing outlook across a deep lawned level front garden enclosed by close timber boarded panel fencing, two double radiators, stylish chrome light switches and power points throughout, contemporary log burner with Portuguese limestone inset, and a slate surround and hearth, stylish and contemporary double solid oak panelled doors to main hall.



Kitchen / Breakfast Room

31' 7" x 14' 4" Min. (9.63m x 4.37m Min.)

Beautifully fitted with an extensive range of bespoke panel fronted floor and eye level units with polished chrome handles and Silestone work surfaces incorporating a Blanco ceramic sink with vegetable cleaner and chrome mixer taps, granite splashbacks throughout, large central island unit with breakfast bar and integrated stainless steel Smeg five ring gas hob including wok burner, beneath a fully vented stainless steel Smeg canopy style extractor hood with glass surround and integrated lights, integrated wine cooler, integrated Smeg dishwasher, integrated grill and oven, integrated Smeg fan assisted oven, integrated full height larder style Caple freezer, integrated full height larder style fridge, extensive drawers with custom made cutlery compartments and soft closing doors, extensive deep pan drawers, tiled floor, Georgian shaped double glazed window with a rear garden view, Velux double glazed window, ceiling with spotlights, double radiator, extractor fan, charming exposed stone pillars and walls open plan to.....

Conservatory/Sun Room. Continued tiled floor, double glazed bi-folding doors with polished chrome handles opening onto a landscaped lawned and enclosed level rear garden together with a stone paved sun terrace, high atrium ceiling open plan to.....

Dining Room. Continued tiled floor, stylish chrome power points and light switches, double glazed Georgian style french doors opening onto a stone paved sun terrace, double radiator.

Utility Room



6' 1" x 5' 4" (1.85m x 1.63m)

Fitted along one side with panel fronted floor and eye level units with chrome handles and laminate work surfaces incorporating a stainless steel sink with mixer taps, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, tiled floor, extractor fan, ceiling with spotlights, internal courtesy door leading to.....

Double Garage

19' 6" x 18' 6" (5.94m x 5.64m)

Approached via a fob operated electronic double entrance door, electric power and light, courtesy door to rear gardens, double glazed Georgian window to rear, wall mounted Logic System 24 Ideal gas central heating and domestic hot water boiler.

First Floor

Gallery Landing

Approached by a returning spindle balustrade staircase with oak balustrade and white spindles, Georgian shaped double glazed window to front, access to roof space, double radiator, built-in cupboard housing large powerful Ideal Thermstore hot water cylinder with immersion heater.

Master Bedroom

19' 4" x 12' 3" (5.89m x 3.73m)

Independently approached from the first floor gallery landing with stylish full height Japanese style built-in wardrobes along one wall leading to an open plan master bedroom with



Georgian shaped double glazed windows to both front and rear elevations with pleasing outlooks onto the quiet courtyard close, two double radiators, chrome light switches and power points.

Ensuite Shower Room

9' 5" x 5' 4" (2.87m x 1.63m)

NK Porcelanosa high quality luxury white suite with tiled floor and walls, comprising large double sized walk-in contemporary shower with two clear glass screens, a chrome waterfall shower unit plus separate hand fitment, slimline W.C., shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, chrome shaver point, extractor fan, Velux double glazed window, ceiling with spotlights, stylish chrome vertical radiator/towel rail, contemporary oak door to master bedroom.

Ensuite Dressing Room

9' 6" x 5' 8" (2.90m x 1.73m)

Approached from the master bedroom via a contemporary oak panelled door, sizeable dressing room with storage space across one wall, ceiling with spotlights, chrome power points and light switches, Velux double glazed window, radiator.

Bedroom Two

16' 8" x 12' 2" (5.08m x 3.71m)

With a Georgian double glazed window with outlooks onto the quiet frontage close, double radiator, approached from the landing via an oak contemporary panelled door, chrome power points and light switches.

Ensuite Shower Room



10' 1" x 6' 3" (3.07m x 1.91m)

NK Porcelanosa high quality white suite with tiled walls and tiled floor, comprising slimline W.C., shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, large walk-in double sized contemporary shower with clear glass screens, chrome shower unit with waterfall fitment and separate hand fitment, extractor fan, Georgian double glazed window to rear, chrome shaver point, stylish chrome radiator/towel rail, ceiling with spotlights, oak contemporary panelled door to bedroom two.

Bedroom Three

15' 3" x 10' 2" maximum (4.65m x 3.10m maximum)

Narrowing to 9' 1". Tastefully fitted with stunning floor to ceiling height contemporary panelled wardrobes along one wall with slimline chrome handles, Georgian double glazed window with a rear garden outlook, double radiator, stylish chrome power points and light switches, contemporary solid oak panelled door with chrome handles to main landing.

Bedroom Four

12' x 9' (3.66m x 2.74m)

Double radiator, Georgian double glazed window with outlooks across the frontage gardens and over the courtyard close, stylish chrome light switches and power points, contemporary solid oak panelled door with chrome handles to main landing.

Family Bathroom

10' 2" x 9' 2" (3.10m x 2.79m)

With a high quality NK Porcelanosa white suite with tiled floor and part tiled walls, comprising shaped panel bath with chrome mixer taps and pop-up waste, large double sized



contemporary walk-in shower with two clear glass shower screens, a chrome shower unit with waterfall fitment and separate hand fitment, slimline W.C., square shaped contemporary wash hand basin, wall mounted with chrome mixer taps, pop-up waste and walnut finished vanity unit, chrome shaver point, stylish chrome vertical towel rail/radiator, ceiling with spotlights, Georgian shaped double glazed window to rear.

Outside

Entrance Drive

Private double width off street vehicular entrance drive.

Rear Garden

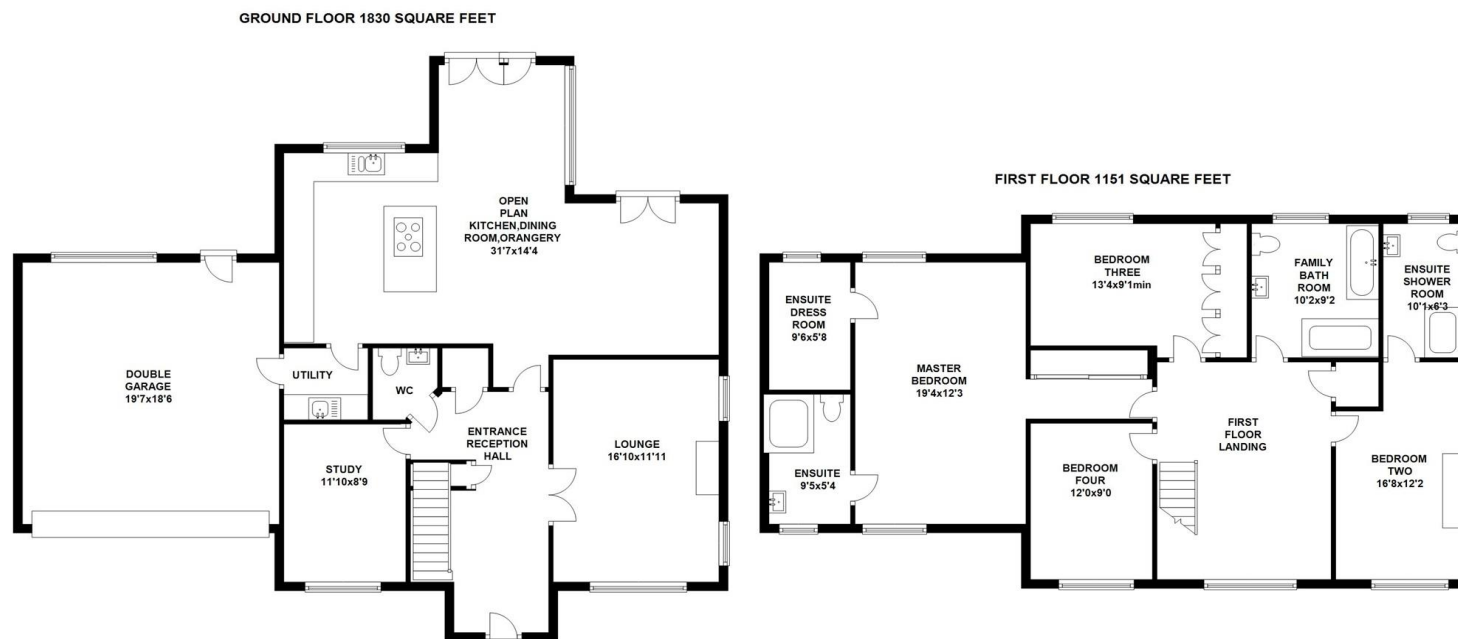
Level and enclosed rear garden, chiefly laid to lawn beyond a stone paved sun terrace, afforded maximum privacy by close boarded timber panel fencing 6 ft high along three sides, outside lights, outside water tap, garden gate to side and front.

Front Garden

Level and chiefly laid to lawn, afforded maximum privacy by 6 ft high close boarded timber panel fencing along two sides and charming stone built boundary walls along one side, incorporating the Cotswold stone finish private double width drive with ample space for 3 - 4 vehicles. Mature hedgerow and borders of shrubs and plants. Outside stylish chrome porch light.







798 Newport Road, Rumney, CARDIFF, South Glamorgan, CF3 4FH

EPC Rating: B

Property Ref: RUM301258 - 0011



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