



34 St. Mellons Road

Marshfield, Cardiff, CF3 2TX

Asking Price £347,950

HARRIS & BIRT



Harris & Birt are delighted to welcome to the market this three bedroom semi-detached property set in the village of Marshfield just sat outside of Cardiff. The property briefly comprises of entrance hall, WC, kitchen, dining/sitting room and living room to the ground floor. To the second floor there are two double bedrooms a family bathroom and generous single bedroom. The property benefits from a beautifully maintained rear garden which is backed by further greenery and pastures providing beautiful views from all rear aspects of the house.

Marshfield is a small village with amenities including; two public houses, two churches, one of which (St Marys) is a beautiful church dating back to the 12th century, a village shop which also contains a post office and pharmacy, a village hall and children's play area. Marshfield is situated just 5 miles outside of Newport and 7 miles outside of Cardiff. It benefits from excellent access by car to a wide range of local amenities in Pontprennau and to the M4 Motorway at Junction 30 (Cardiff Gate). St. Mellons Golf Club, Cefn Mably Farm Park and Tredegar Park are also located nearby.



## Accommodation

### Ground Floor

#### Entrance Hall 8'9" (max) x 12'4" (2.67m (max) x 3.76m)

The property is entered via hardwood front door with inset vision panels into open entrance hall. Skimmed walls, coved and skimmed ceiling. Radiator. Pendant ceiling light. Full turn carpeted staircase leads up to first floor landing. Understairs storage cupboard. Doorways through into all first floor rooms.

#### WC 4'8" x 4'10" (1.42m x 1.47m)

Two piece suite in white comprising low level dual flush WC and wall hung wash hand basin. Skimmed walls and textured ceiling. Pendant ceiling light. Radiator. Tiled flooring. Two UPVC double glazed opaque window to front and side elevations.

#### Dining/Sitting Room 11'3" x 22'8" (3.43m x 6.91m)

An excellent sized principal reception room with UPVC double glazed window to front elevation. Skimmed walls, coved and textured ceiling. Dado rail. Pendant ceiling light. Carpet flooring. Gas fire with white surround and marble hearth. Radiator. Four double plug socket points. TV ariel point. Oak double doors with opaque vision panels lead through into;

#### Living Room 9'10" x 13'2" (3.00m x 4.01m)

A good sized additional reception room with UPVC double glazed patio doors lead out onto pretty rear garden. Skimmed walls, coved and textured ceiling. Radiator. Carpet flooring. Two double plug socket points. TV ariel point. Doorway through to;

#### Kitchen 8'9" x 21'6" (2.67m x 6.55m)

A range of white hardwood wall and base units set under and over a black marble effect work surface. Features include; Rangemaster freestanding electric double oven and 5 ring gas hob, Franke 1.5 black composite sink and drainer, integrated wine rack, space for dishwasher, space for combined washing machine/tumble dryer and space for American fridge/freezer. Wall hung breakfast bar. Worcester gas combination boiler housed to wall (fitted September 2023). UPVC double glazed window overlooking pretty rear garden. Pedestrian side hardwood door leads out to rear garden. Tiled floor. Skimmed walls and ceiling. Inset LED spotlighting. Two storage cupboards, one with power socket. Radiator. Multiple power sockets, 1 double plug socket containing USB ports.

### First Floor

#### Landing 8'9" x 8'3" (2.67m x 2.51m)

Accessed via full turn carpeted staircase from entrance hall. UPVC double glazed opaque window to side elevation. Access to loft via hatch. Papered walls, coved and skimmed ceiling. Carpet flooring. Pendant ceiling light. Doorways through into all first floor rooms.

#### Bedroom One 11'3" x 10'7" (3.43m x 3.23m)

A good sized double bedroom with UPVC double glazed to front elevation. Skimmed walls, coved and skimmed ceiling. Pendant ceiling light. Radiator. Carpet flooring. Two double plug sockets with USB points. TV ariel point.

#### Bedroom Two 11'3" x 12'1" (3.43m x 3.68m)

Another good sized double bedroom with UPVC double glazed window overlooking pretty rear garden and fields beyond. Skimmed walls, coved and skimmed ceiling. Pendant ceiling light. Fitted double wardrobe with further storage cupboard over. Carpet flooring. Two double plug sockets with USB points. 1 single power socket. TV ariel point.

#### Bathroom 8'9" x 5'4" (2.67m x 1.63m)

Three piece suite in white comprising; panelled bath with hot and cold mixer tap, integrated shower and shower head fitment, low level dual flush WC and wall hung wash hand basin with vanity under. Tiled walls. Vinyl laid flooring. Skimmed ceiling. Pendant ceiling light. UPVC opaque glazed window to front elevation.

#### Bedroom Three 8'9" x 10'3" (2.67m x 3.12m)

A good sized single bedroom with UPVC double glazed window to rear elevation. Carpet flooring. Radiator. Pendant ceiling light. Two double plug sockets with USB points.

### Gardens and Grounds

The property is set back from the road via a brick paviour driveway. The front garden is mainly laid to lawn with a border of shrubbery to the front of the garden with pedestrian access to the side of the property leading to generously sized rear garden. The garden is mainly laid to lawn with a range of mature shrubbery and flora. There is a pathway which leads up to the garden shed and an area of brick paviour terrace which leads off the living room. There is a further area of brick paviour terrace to the rear of the garden which leads up to the SUMMER HOUSE. This is a beautifully spacious area which has been an additional to the garden in the last five year and provides a perfect space to enjoy the outdoors all year around.

### Garage

Single garage can be found further down St. Mellons Road on left turning into private road before the church.

### Services

Mains gas, electricity, water and drainage.







GROSS INTERNAL AREA  
 FLOOR 1: 759 sq.ft. FLOOR 2: 469 sq.ft.  
 EXCLUDED AREAS : VERANDA 41 sq.ft. SITTING ROOM 179 sq.ft.  
 TOTAL : 1,228 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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