



13 The Meadows
Marshfield | Cardiff | CF3 2AY

STEP INSIDE

13 The Meadows

Occupying a discreet position in a private cul-de-sac, this extended four-bedroom detached home presents a superb opportunity to secure a spacious family home within the heart of Marshfield. The property has been thoughtfully extended to offer flexible, well-balanced accommodation that suits both modern family living and entertaining. The extended layout also lends itself well to multi-generational living or independent guest accommodation. Generous reception spaces, a centrally positioned kitchen, and adaptable rooms create a home that evolves with its owners. Outside, the combination of a double garage, extensive parking, and garden adds further appeal. A rare blend of space, privacy, and village connectivity.

Area description

Marshfield is one of Cardiff East's most sought-after village communities, prized for its strong sense of community and excellent amenities. The village offers a well-regarded primary school, local shops, traditional pubs, parks, and a village hall, all within walking distance of the property. Families are particularly drawn to the area for its school catchments and safe, residential feel. For commuters, access to the A48 and M4 corridor is both quick and convenient, making travel into Cardiff, Newport, and Bristol straightforward. Public transport links are also readily available nearby. The balance between village living and connectivity makes Marshfield consistently popular with buyers.

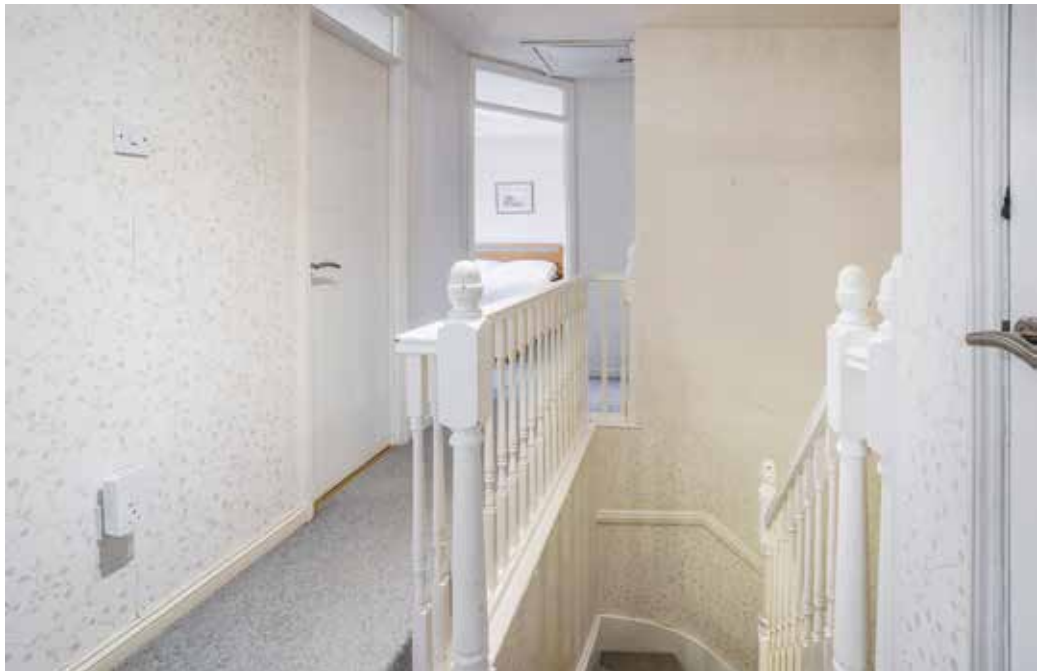
Step inside

Upon entering, the home immediately feels welcoming, light, and well balanced for family life. The ground floor provides multiple reception spaces, including a generous lounge and a versatile snug/dining room, offering flexibility for both everyday living and entertaining. The kitchen sits at the centre of the home and connects seamlessly with the extended areas, creating a sociable and functional layout. A ground floor shower room adds further practicality. The side extension provides valuable additional accommodation, currently suited to a study or games room, but easily adaptable to changing needs. Upstairs, four well-proportioned bedrooms offer comfortable accommodation for the whole family, with the principal bedroom benefiting from its own en-suite.











STEP OUTSIDE

13 The Meadows

The property occupies a generous plot at the end of the cul-de-sac, providing a sense of privacy and space. To the front, a block-paved driveway offers off-road parking for several vehicles, alongside access to the double garage. The garage benefits from power, lighting, and direct internal access, adding everyday convenience. To the rear, the landscaped garden is well enclosed and ideal for both children and entertaining. Side access via a secure gate enhances practicality. The outdoor space complements the internal accommodation perfectly, creating a well-rounded family home.

Directions

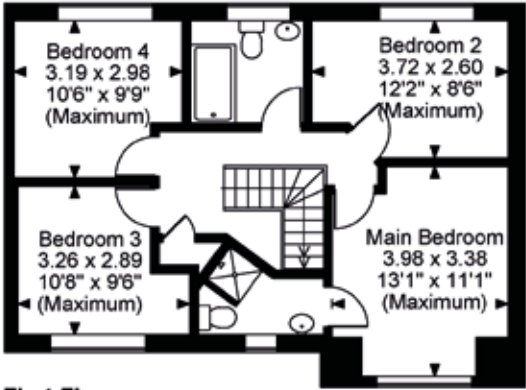
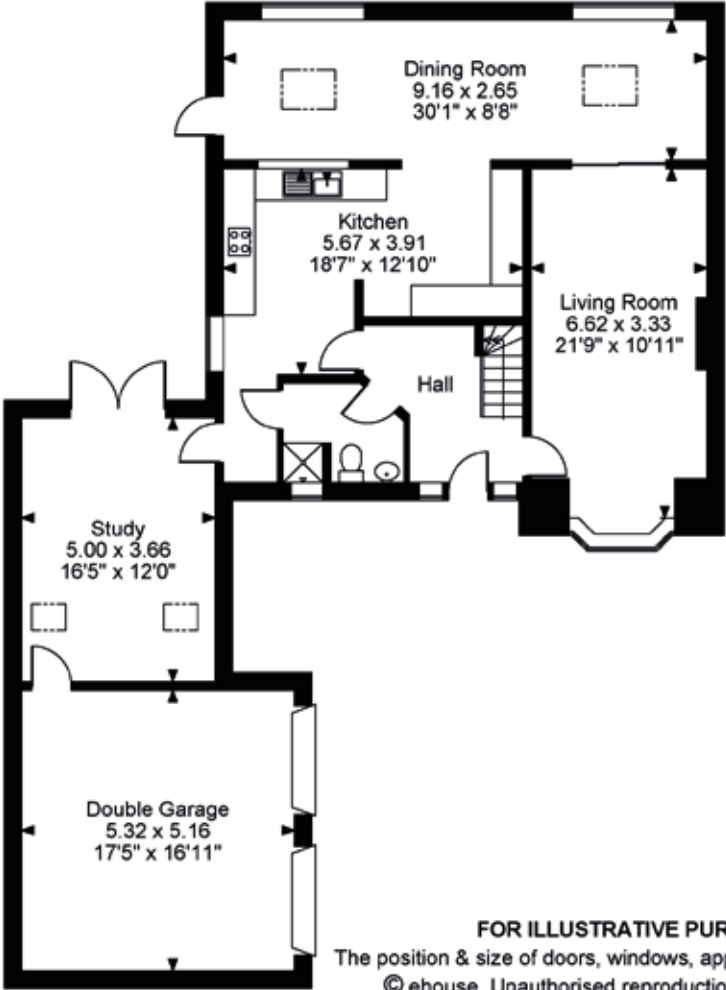
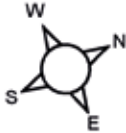
What3words

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The Meadows, Marshfield, Cardiff
Approximate Gross Internal Area
Main House = 1682 Sq Ft/156 Sq M
Garage = 295 Sq Ft/27 Sq M
Total = 1977 Sq Ft/183 Sq M

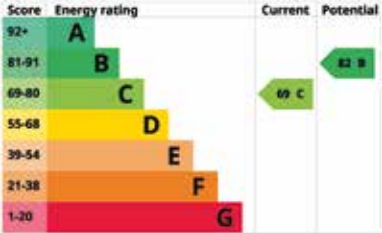


Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: F
 Tenure: Freehold



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