



Sheppard
& Bear

Vicarage Court | Marshfield | Cardiff | CF3 2NA
£800,000



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Situated in a quiet cul-de-sac within the sought-after semi-rural village of Marshfield, this exceptional four double bedroom detached residence offers stylish, ultra-modern living in a prime family location. Falling within the catchment area for Bassaleg High School and Marshfield Primary School, and surrounded by beautiful green open spaces, this truly is a turn-key home.

The property has been thoughtfully extended and upgraded to an impeccable standard, creating an impressive open-plan lounge/kitchen/dining space that forms the heart of the home. Designed for both modern family life and entertaining, this stunning area features three sets of patio doors opening onto the south west-facing garden, flooding the space with natural light and seamlessly blending indoor and outdoor living. The property benefits from a Rako smart electrical system, allowing seamless control of the kitchen, external lights and patio heater via a wall mounted iPad, offering both convenience and a sleek,

- Detached family residence
- Beautifully designed kitchen and open plan living
- Two further reception rooms
- Westly facing garden
- Absolute must see
- Four double bedrooms
- Utility and WC
- Cul-d-sac location
- Double garage

Entrance hall

Living room

11'8" plus bay x 14'10" (3.56m plus bay x 4.52m)

Office / play room

13'9 x 8'3 (4.19m x 2.51m)

WC

Lounge / kitchen / dining room

33'0 x 18'9 widening to 21'8 (10.06m x 5.72m widening to 6.6m)

Utility room

13'8 max x 8'2 max (4.17m max x 2.49m max)

First floor landing

Bedroom one

15'5 x 14'2 max (4.7m x 4.32m max)

En-suite

11'10 x 5'2 plus recess (3.61m x 1.57m plus recess)

Bedroom two

12'2 x 14'2 max (3.71m x 4.32m max)

Bedroom three

12'10 x 12'1 (3.91m x 3.68m)

Bedroom four

12'10 max x 12'6 (3.91m max x 3.81m)

Family bathroom

8'1 x 7'6 (2.46m x 2.29m)

Outside and parking



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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 3D.

Council Tax Band G
EPC Rating

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