



The Meadows, Marshfield Cardiff CF3 2DY

welcome to

The Meadows, Marshfield Cardiff

A well presented FOUR BEDROOM detached family home, set in this semi rural location of Marshfield within walking distance of local shop, public houses, Marshfield Primary School and local bus routes. The property is within Bassaleg Comprehensive School catchment area. Viewing's Highly Recommended!

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor, radiator and doors providing access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and double glazed window to front aspect.

Study

7' 6" x 5' 8" (2.29m x 1.73m)

Double glazed window to front aspect, radiator and laminate flooring.

Lounge

14' 7" Max x 12' 7" Max (4.45m Max x 3.84m Max)

Double glazed window to front aspect, radiator, gas fireplace, shelved alcoves and laminate flooring and access to:

Dining Area

10' 6" x 7' 9" (3.20m x 2.36m)

Double glazed French doors to rear aspect, laminate flooring and radiator.

Kitchen

16' 3" Max x 10' 4" Max (4.95m Max x 3.15m Max)

Fitted with a range of modern wall and base level units with complementary work surfaces over, sink unit, integrated gas hob with cooker hood over, integrated electric oven/combi grill, dishwasher and washing machine, laminate flooring, wall mounted combi boiler and double glazed window to rear aspect and double glazed door providing access to rear garden.

Diner

12' x 7' 6" (3.66m x 2.29m)

Double glazed window to side aspect and fitted cupboard.

First Floor

Landing

Loft hatch with pull down ladder, built in airing cupboard and doors providing access to:

Bedroom One

15' 3" Max x 12' 1" (4.65m Max x 3.68m)

Double glazed window to front aspect, radiator, built in wardrobes and access to:

En-Suite Area

Glass Brick Construction: Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin inset into vanity unit, heated towel rail, vinyl flooring, partially tiled walls and double glazed window to front aspect.

Bedroom Two

10' 7" x 9' (3.23m x 2.74m)

Double glazed window to rear aspect, radiator and fitted wardrobes.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset into vanity unit, heated towel rail, vinyl flooring, tiled walls and double glazed window to rear aspect.

Bedroom Three

10' 9" Max x 9' Max (3.28m Max x 2.74m Max)

Double glazed window to front aspect, radiator, laminate flooring and fitted wardrobes.

Bedroom Four

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to rear aspect, radiator, laminate flooring and loft hatch.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail, tiled flooring and double glazed window to rear aspect.

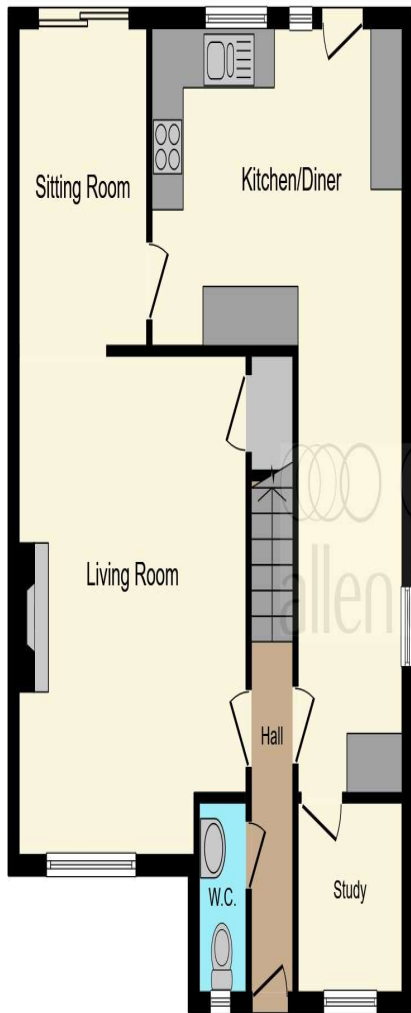
Outside

Front

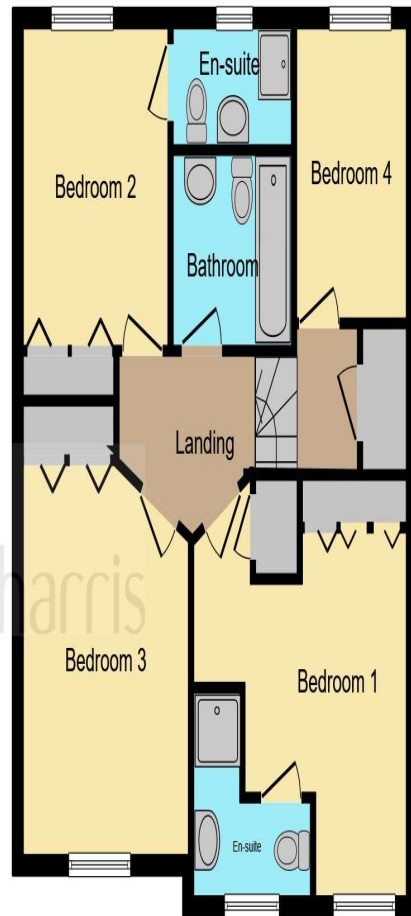
Block paved driveway providing off street parking and step up to front entrance.

Rear Garden

Enclosed with patio, stone chipped and laid to lawn areas, shed to remain and gated side access.

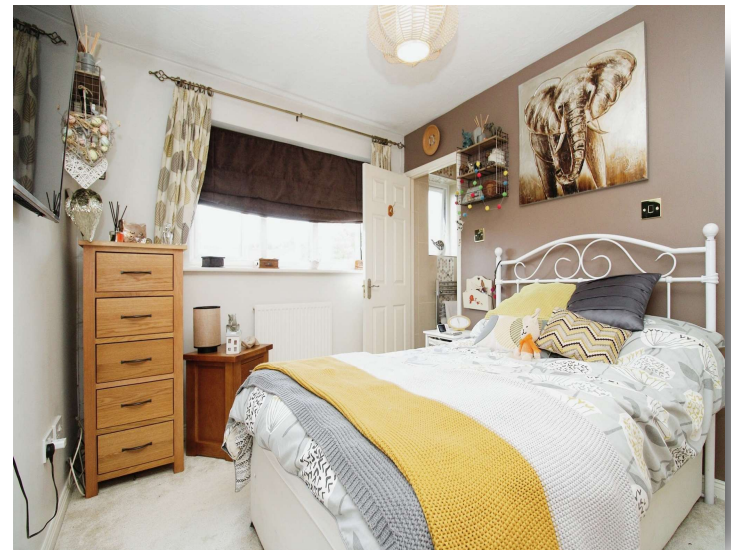


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
The Meadows,
Marshfield Cardiff

- Detached Family Home
- Four Bedrooms
- Bedrooms One and Two with En-Suite's
- Lounge and Dining Room
- Dining Area and Fitted Kitchen/Diner
- Downstairs WC and Family Bathroom
- Front and Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



view this property online allenandharris.co.uk/Property/ROA113464



Property Ref:
ROA113464 - 0002

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