



St Mellons Road, Marshfield Cardiff CF3 2TX

welcome to

St Mellons Road, Marshfield Cardiff

A rarely available traditional former Welsh long house, which has been sympathetically renovated throughout by it's current owners situated in the popular semi-rural location of MARSHFIELD, Cardiff within a short distance of local shop, public houses, Marshfield Primary School and local bus routes.

Ground Floor

Entrance

Double glazed window to front, tiled flooring and via a double glazed composite front door into:

Lounge

20' 2" Max x 12' 1" Max (6.15m Max x 3.68m Max)

Two double glazed windows to front aspect, radiator, stairs rising to first floor and double glazed French doors providing access to rear.

Snug Room

12' 9" Max x 11' Max (3.89m Max x 3.35m Max)

Double glazed window to front aspect, radiator and double glazed French doors providing access to rear.

Kitchen

19' 8" x 10' 1" (5.99m x 3.07m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob, electric oven and grill, integrated dishwasher, spaces for washing machine, dryer and fridge/freezer, spotlights, tiled flooring, double glazed window to front aspect and two double glazed windows to rear aspect.

Shower Room

Fitted with an electric shower, WC, wash hand basin, radiator, partially tiled walls, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Two double glazed window to rear aspect and doors providing access to:

Bedroom One

12' 11" x 10' 1" Max (3.94m x 3.07m Max)

Double glazed windows to front and rear aspect, radiator and 'Sharps' fitted wardrobes over the bed and access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, spotlight, radiator and double glazed window to front aspect.

Bedroom Two

12' 10" x 11' 5" Max (3.91m x 3.48m Max)

Double glazed windows to front and side aspect, loft hatch, radiator and fitted wardrobe.

Bedroom Three

10' 5" Max x 9' 11" Max (3.17m Max x 3.02m Max)

Double glazed window to front aspect and radiator.

Bedroom Four

11' 5" Max x 9' 9" Max (3.48m Max x 2.97m Max)

L Shape Room: Double glazed window to front aspect, loft hatch and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator, tiled flooring, partially tiled walls and double glazed window to front aspect.

Outside

Front And Side Garden

Areas laid to lawn.

Rear Garden

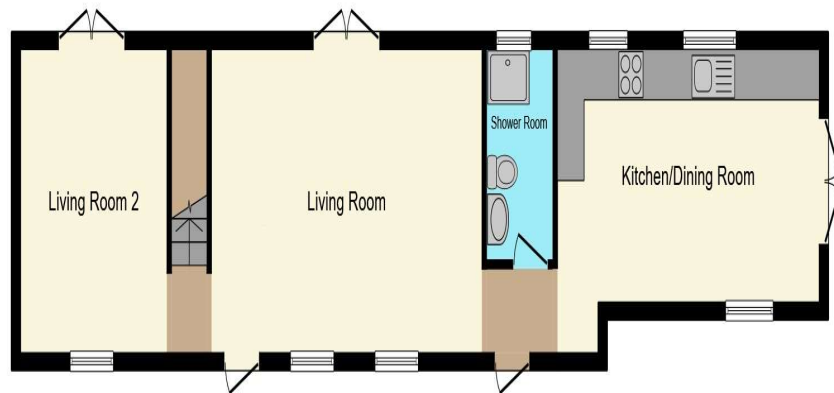
Artificial grass area and 'Pennant' stone patio to rear.

Driveway

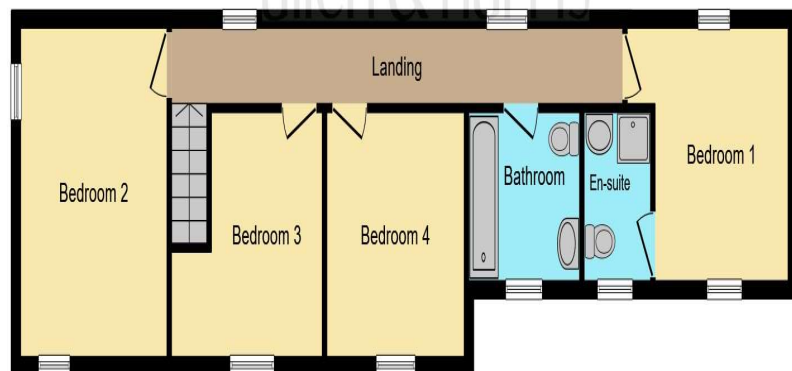
Gravel drive providing off street parking.

Additional Information

The vendor has advised that there is a 'Vortex' sewerage system.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
St Mellons Road,
Marshfield Cardiff

- Detached Former Welsh Long House
- Four Bedrooms
- Master Bedroom with En-Suite
- Lounge and Snug Room
- Fitted Kitchen

Tenure: Freehold EPC Rating: C

£500,000



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Property Ref:
ROA113506 - 0003

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk