



**Blacktown Gardens, Marshfield Cardiff CF3 2SF**

## welcome to

# Blacktown Gardens, Marshfield Cardiff

A beautiful home situated in this lovely location in the semi rural area of Marshfield which is close to shops, park, public houses and bus routes. The home has been greatly improved by the current owners and deserves internal inspection.

## Ground Floor

### Entrance

Via a double glazed composite front door into:

### Hallway

Stairs rising to first floor, radiator, laminate flooring, built in understairs storage and access to:

### Ground Floor Shower Room

8' 2" x 3' 5" ( 2.49m x 1.04m )

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

### Study/Bedroom Three

11' 6" x 8' 6" ( 3.51m x 2.59m )

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

### Utility Room

7' 10" x 7' 7" ( 2.39m x 2.31m )

Double glazed window to rear aspect, radiator, laminate flooring, spaces for washing machine and tumbledryer, wall mounted boiler and double glazed composite door providing access to rear.

## First Floor

### Landing

Stairs rising to second floor and doors providing access to:

### Lounge/Dining/Kitchen Areas

26' 3" x 17' 1" ( 8.00m x 5.21m )

Two double glazed window to front aspect, laminate flooring and double doors providing access from first floor landing.

Kitchen Area: Fitted with a range of modern wall and base level units with complementary work surfaces, sink unit, integrated electric oven, dishwasher, fridge/freezer and bin storage, spotlights, laminate flooring and two double glazed windows to rear aspect.

## Second Floor

### Landing

Doors providing access to:

## Bedroom One

13' 1" x 10' 6" ( 3.99m x 3.20m )

Double glazed French doors with Juliette to front aspect, radiator and built in wardrobe.

### En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to vanity unit, extractor, tiled flooring, tiled walls and double glazed window to front aspect.

## Bedroom Two

13' 9" x 9' 2" ( 4.19m x 2.79m )

Double glazed window to rear aspect and radiator.

## Bathroom

7' 10" x 7' 7" ( 2.39m x 2.31m )

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, tiled flooring, radiator and double glazed window to rear aspect.

## Outside

### Front

Drive providing off street parking.

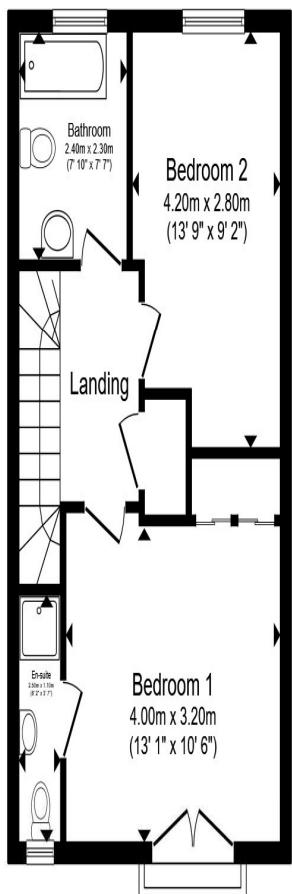
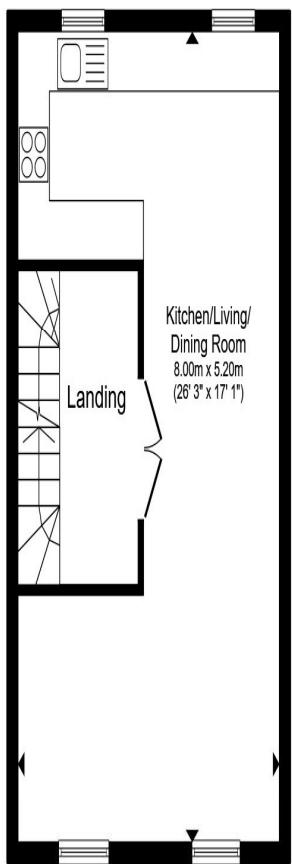
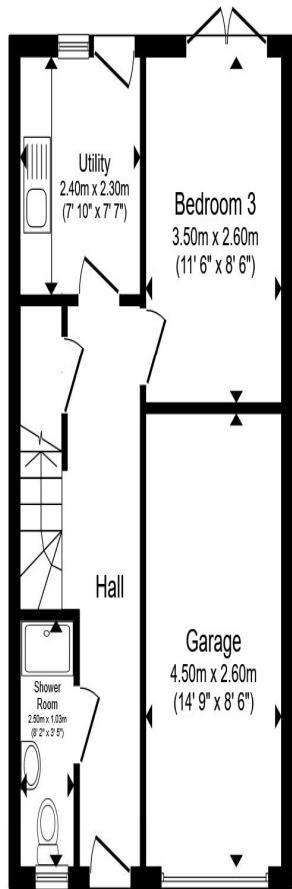
### Rear Garden

Enclosed with area laid to lawn, paved patio area and planted border.

### Garage

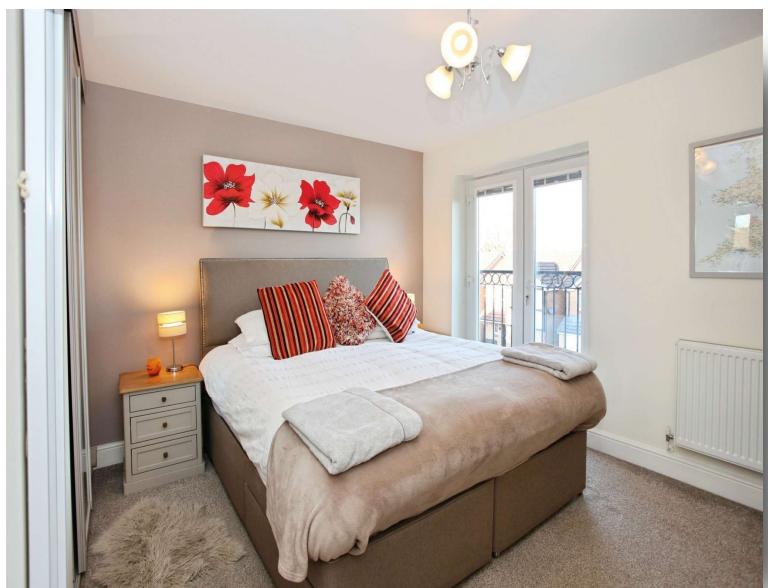
14' 9" x 8' 6" ( 4.50m x 2.59m )

With up and over door.



Total floor area 122.7 m<sup>2</sup> (1,321 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Blacktown Gardens, Marshfield Cardiff

- Three Storey Townhouse
- Three Double Bedrooms
- En-suite to Master
- First Floor Lounge/Dining/Kitchen
- Ground Floor Shower Room
- Main Bathroom Top Floor
- Driveway & Integral Garage
- Freehold

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£360,000**



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Property Ref:  
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