



Hern and Crabtree

£220,000 Freehold

The Meadows | Cardiff | CF3 2DY

Hern &
Crabtree

This two bedroom mid terrace home is located in the sought after area of Marshfield. Within close proximity are local shops, post office and playing fields along with local public houses. Marshfield Primary School is within walking distance meaning that this property will be popular amongst families and first time buyers or it could be a perfect downsize.

The accommodation briefly comprises an entrance hall, cloakroom, kitchen, and living room diner to the ground floor. To the first floor there are two bedrooms and a shower room. The property also benefits from an enclosed rear garden, front lawned garden with central path and double tandem driveway and side garden which is placed and attached to the adjoining property (to the right-hand side). Viewings of this great property are highly recommended and can be arranged via our Heath branch.



Entrance Hall

Storm porch to the front entering into hallway via a wooden double glazed door. Stairs to the first floor, radiator, doors to:

Cloakroom

Double glazed obscured window to the front, WC, wash hand basin.

Kitchen 8'10 x 5'8

Archway from the hall. Range of matching wall and base units with work tops over, integrated electric ceramic hob, cooker hood over. Integrated oven, plumbing for washing machine. 1.5 bowl sink and drainer with mixer tap, space for fridge

freezer. Radiator, 'Worcester' gas combination boiler, extractor fan.

Living Room / Diner 12'0 x 15'5

Double glazed sliding patio doors to the garden, built-in storage cupboard, radiator.

First Floor

Stairs rise up from the entrance hall, wooden hand rail.

Landing

Banister, loft access hatch, built-in storage cupboard.

Bedroom One 9'7 x 8'8 expanding to 12'0 max

Double glazed window to the front, built-in wardrobes.

Bedroom Two 9'0 x 6'9

Double glazed window to the rear, radiator.

Shower Room 4'10 x 8'11

Double glazed obscured window to the rear, double shower quadrant with sliding door, plumbed shower with a separate shower mixer, WC, wash hand basin with vanity cupboard, mirrored vanity cupboard over. Tiled walls and floor. Heated towel rail.

External

Front

Lawned garden with central path, mature shrub and tree. Double

tandem driveway and side garden which is placed and attached to the adjoining property (to the right-hand side).

Rear Garden

Enclosed garden with timber frame shed, patio, lawn and mature trees.

Garage

Single garage.

Additional Information

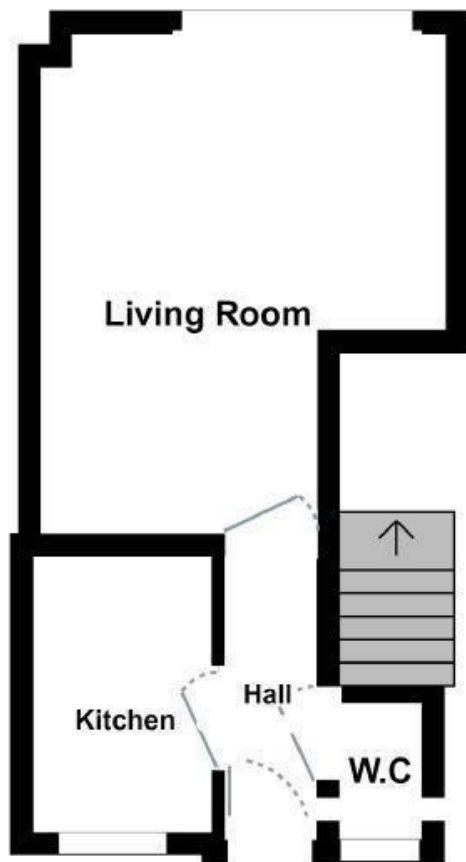
We have been advised by the vendor that the property is Freehold.

EPC - D

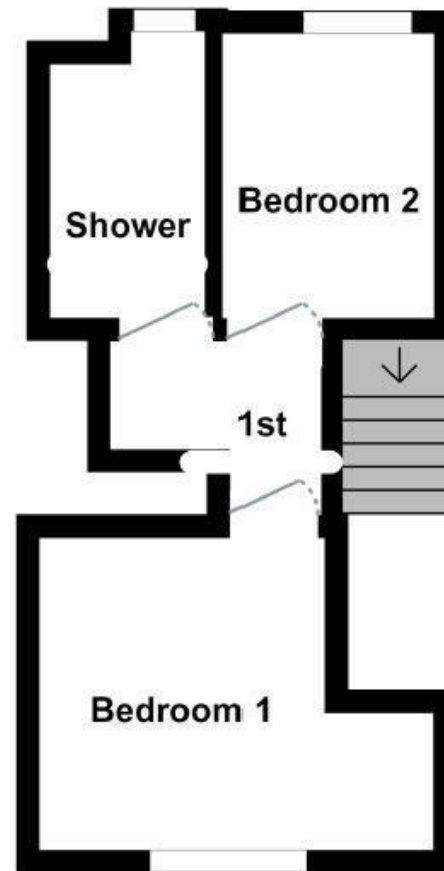
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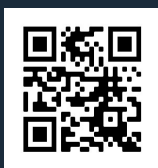
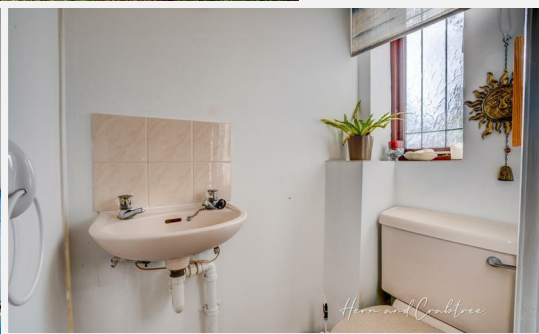
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>



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