



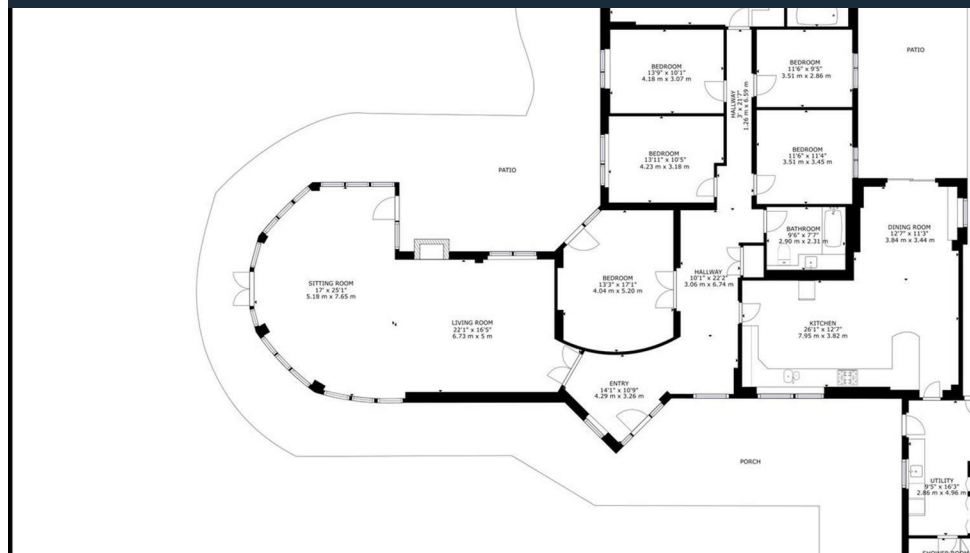
Wellfield Court

| Marshfield | Cardiff | CF3 2TJ

Hern and Crabtree

WELLFIELD COURT

Guide Price £700,000



Bedroom Four 11'6" x 9'9"

Double glazed window to the side overlooking the courtyard. Radiator, series of bedroom furniture.

vinyl floor, part tiled walls, glass splash back.

Bedroom Five 9'11" x 14'0"

Double glazed window overlooking the rear garden, series of bedroom furniture, radiator.

Front
Off street parking for several vehicles, mature shrubs, storm porch to the front and side of property. Gate leading to the rear garden. Purpose built storage shed. Door leading through to the front and utility room. Cold water tap.

Bedroom Six 9'0" x 11'5"

Double glazed window to the side, radiator.

Rear Garden
Landscaped south west facing rear garden with lawn, patio, mature shrubs, trees and flower borders. Outside light, path to side leading to gate to the front.

Family Bathroom 9'4" x 7'9"

Natural light tunnel, bath with plumbed shower over, WC, wash hand basin, vanity cupboard, heated towel rail. Extractor fan,

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC - C
Council Tax - H

Welcoming you to Wellfield Court in Marshfield, Cardiff is this generous six-bedroom property, offering an abundance of space for the whole family and even multigenerational living. Offered to the market with no onward chain this unique property is located with easy access to Cardiff city centre and Newport, A48 and M4.

The property offers a wealth of accommodation and as you enter through the curved entrance hall you will be impressed by the spacious open plan sitting room/living room with a cast iron wood burning stove, ideal for those cold winter nights. There is also an open plan kitchen dining room opening to a courtyard and also leading to a utility and shower room. The primary bedroom features doors to the garden and an en-suite bathroom. There are five further bedrooms, one of which also has access to the garden. These rooms can be easily used to suit different needs with space for a home office/further reception rooms and there is also a family bathroom.

Externally there is ample parking to the front of the property for several vehicles and a landscaped rear garden with lawn and patio.

Marshfield is situated 5 miles north of Cardiff City Centre with easy access to the M4 motorway making it a popular choice for those looking for a good commuter base. The area offers a range of local amenities including convenience stores, pubs, schools, churches, parks and leisure centers. There are also plenty of opportunities to explore the nearby countryside giving you access to stunning views. With its excellent transport links Marshfield provides an ideal location for those wanting to be close to Cardiff but still enjoy a more rural lifestyle.

Entrance Hall

Entered via door to front, double glazed window and a porthole window. Wood flooring, double glazed window to the side, hallway curves around and continues with storage cupboards, loft access hatch and doors leading off to rooms. Two radiators.

integrated full length 'Smeg' dishwasher. Five ring 'Bosch' hob, tiled splash back, cooker hood over. Integrated double oven and grill. Sliding patio doors that lead out to the side courtyard. Wood flooring, two radiators, door leading though to the utility room.

Bedroom One 11'9" x 21'11"

Double glazed sliding patio doors to the rear garden, fitted wardrobes, door to en-suite, radiator.

En Suite 11'7" x 7'3"

Double glazed obscured window to the side, four piece suite consisting of recessed shower with glass block work, double ended bath with central mixer tap, WC, wash hand basin. Extractor fan, heated towel rail, vinyl floor.

Bedroom Two 17'3" x 13'3"

Double glazed door leading out to the rear garden. Radiator, french doors from the hallway.

Bedroom Three 14'0" x 10'0"

Double glazed window to the rear, fitted bedroom furniture, wardrobes, radiator.

Open Plan Living Room/ Sitting Room

36'11" max x 26'11" max
Double glazed window to one side, semi-circular large bay with french doors leading out to the gardens. Series of radiators, cast iron wood burning stove offset to one side.

Utility Room

15'4" max x 9'1" max
Double glazed door leading out to the front and rear. Space for appliances, space for fridge freezer, plumbing for washing machine, floor mounted 'Worcester' gas combination boiler. Fitted storage cupboards, tiled flooring, radiator.

Kitchen Diner

25'1" max x 22'8" max
Double glazed window to the front. L-shaped kitchen is laid with wall and base units with complimentary composite stone work tops over. Underlighting to the cabinets, 1.5 bowl sink and drainer with mixer tap,

Shower Room

8'11" max x 4'10" max
Double glaze obscured window to the front, double shower with plumbed shower, WC, wash hand basin, tiled floor and part tiled walls. Extractor fan.

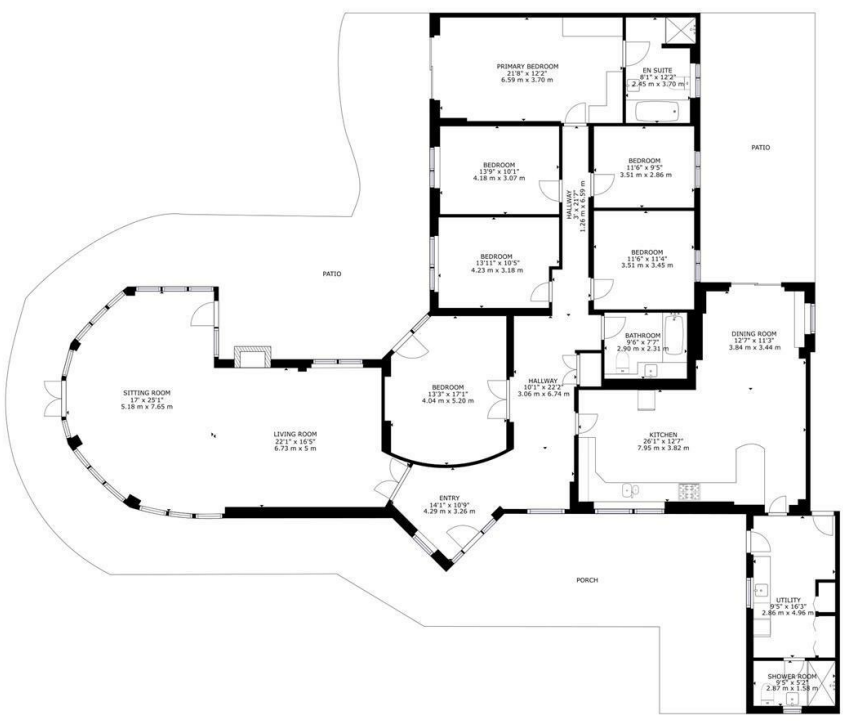


Call Hern & Crabtree to arrange a viewing on **02920 620 202**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA
 FLOOR 1: 3091 sq ft, 287.16 m²
 TOTAL: 3091 sq ft, 287.16 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.