



*Hern and Crabtree*

£415,000 Freehold

Marshfield Road | Cardiff | CF3 2UW



This beautiful three bedroom family home is well situated in the sought after area of Castleton and is offered to the market with no onward chain. The property is within close proximity of local amenities as well as Marshfield Primary school being within short walking distance, making this perfect for families. There is easy access to the A48 and M4 nearby perfect for commuting to the city centre and beyond.

The well presented accommodation briefly comprises an entrance hall, cloakroom, living room, dining room, sitting room, study, kitchen, lobby and utility to the ground floor. To the first floor there are three bedrooms, a bathroom and a separate shower room. There is a landscaped enclosed rear garden with a timber frame summerhouse and the property also benefits from a driveway to the front offering parking for three to four vehicles and access to a single garage. Viewings of this fantastic home are highly recommended and can be arranged via our Heath branch.



### **Entrance Hall**

Entered via a composite door to the front with additional double glazed window to the front. Wooden glazed door into hallway with wood laminate floor, radiator, stairs to the first floor, door connecting to inner lobby and door to:

### **Cloakroom**

WC, part tiled walls and floor.

### **Living Room 17'2 x 9'7**

Double glazed window to the front, radiator, feature shelving and built-in cupboards. Electric fireplace, recess for television.

### **Dining Room 10'3 x 11'5**

Double glazed sliding patio door to the garden, radiator.

### **Sitting Room / Study 9'11 x 12'4**

Double glazed bay window to the front, radiator, wood laminate flooring.

### **Kitchen 13'0 max x 9'7 max**

Kitchen is divided with an archway. Double obscured glazed window to the side, radiator, space for fridge freezer, tiled floor. Kitchen continues with a traditional double obscure glazed window to the side. Wall and base units with work tops over, four ring electric hob, splash back, cooker hood fitted over. 1.5 bowl sink and

drainer with mixer tap. Integrated dishwasher, integrated double oven and grill. Gas 'Ideal' combination boiler concealed in cupboard.

### **Lobby 5'8 x 5'7**

Two sets of french doors, one to the driveway and one to the garden. Doorway to utility room.

### **Utility 8'1 x 6'11**

Double glazed window to the rear, sink and drainer, plumbing for washing machine. Space for condensing tumble dryer. Further storage cupboards, tiled floor. Decorative PVC walls.

### **First Floor**

Stairs rise up from the entrance hall with a dog-leg staircase. Half landing offers a double obscure glazed window to the side.

### **Landing**

Banister, double glazed window to the rear, loft access hatch (loft is part boarded ladder light and power). Built-in cupboard, radiator.

### **Bedroom One 16'11 x 11'5 max**

Double glazed window to the front, radiator.

### **Bedroom Two 11'4 x 10'8**

Double glazed window to the rear, radiator, fitted wardrobes and desk.



**Bedroom Three 9'10 x 13'0  
narrowing to 9'10**

Double glazed window to the front, radiator. Recess for wardrobes.

**Bathroom 6'4 x 6'9**

Double obscure glazed window to the side. Bath, WC, wash basin and vanity, recessed shelving. Tiled walls, tiled floor and heated towel rail. Spot lights.

**Shower Room 4'4 x 6'3**

Double obscure glazed window to the side, walk-in wet room style shower with glass screen, plumbed shower. Wash hand basin, heated towel rail. Recess for shelving, tiled walls, tiled floor. Extractor fan.

**External**

**Front**

Off street parking for two vehicles on the driveway.

**Garage 9'1 x 18'6**

Single garage accessed via the garden. Natural light window. Up and over manual door. Power.

**Rear Garden**

Enclosed rear garden with paved patio, stone chippings. Lawn with pathway to rear patio, raised borders and shrubs. Timber framed summerhouse. Outside power point and cold water tap.

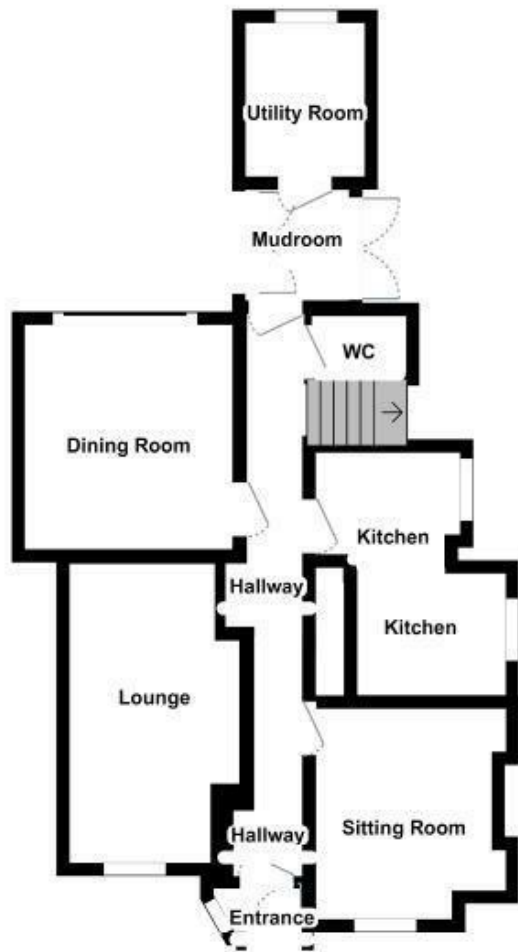
**Summer House 15'8 x 9'2**

Detached timber frame summer house with french doors and power. Electric and internet.

**Additional Information**

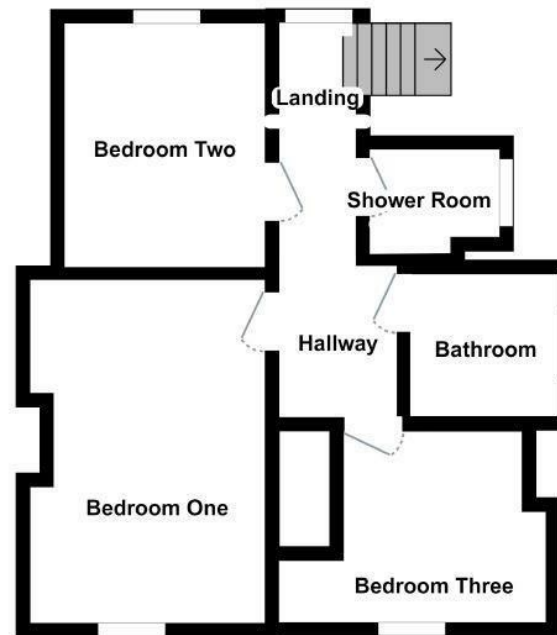
Council Tax Band - E  
EPC - D





For illustration purposes only. Not to scale.

## Ground Floor

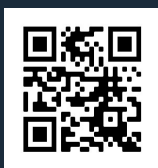


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## First Floor

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			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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