

# The Meadows

MARSHFIELD, CARDIFF, CF3 2DY

GUIDE PRICE £245,000

Hern &  
Crabtree





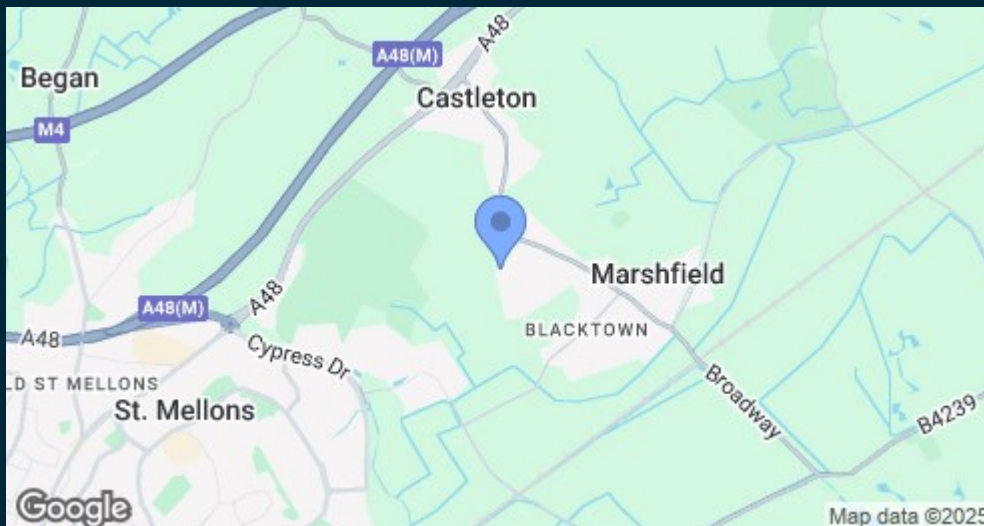
# The Meadows

This beautifully finished two-bedroom terraced house is located in the charming semi-rural village of Marshfield, offering the perfect blend of peaceful living with excellent local amenities. The property is within walking distance of local shops, a post office, playing fields, and a selection of friendly public houses, making it an ideal location for both convenience and community.

Families will appreciate the proximity to Marshfield Primary School, while first-time buyers and those looking to downsize will find this home the perfect fit. The property also boasts great transport links, with the A48 and M4 easily accessible, providing a quick and easy commute to nearby towns and cities.

Internally, the house has been beautifully maintained, offering modern living with a homely feel. Briefly comprising an entrance hall, WC, living room with access to the garden, and a kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. This property offers great potential for a variety of buyers and is sure to attract interest.

With its desirable location, high-quality finish, and fantastic local amenities, early viewing is highly recommended.



**596.00 sq ft**

### Entrance Hall

Entered via a composite laminate door to the front with double obscure glazed pane. Radiator, LVT flooring, stairs to the first floor. Doors to:

### WC

4'6 x 2'7

Double obscure glazed window to the front, part tiled walls, tiled floor. WC and wash hand basin.

### Kitchen

5'7 x 8'9 max

Double glazed windows to the front. Fitted with wall and base units with complimentary composite worktops over. Sink with mixer tap, draining grooves in the counter top. Integrated four ring 'Bosch' induction hob, integrated electric oven, integrated microwave, tiled splash back. Integrated fridge and freezer. Integrated washing machine. LVT flooring.

### Living Room

12'1 x 15'6

Double glazed patio doors to the rear. Coved ceiling, radiator, LVT flooring. Under stair storage cupboard.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Banister, loft access hatch, airing cupboard, doors to:

### Bedroom One

10'0 x 12'1

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

### Bedroom Two

6'11 x 8'11

Double glazed window to the rear, radiator.

### Bathroom

8'10 x 4'10

Double obscure glazed window to the rear. P-shaped bath with plumber shower and glass splash back screen, tiled wall. WC, wash basin, tiled floor, heated towel rail.

### External

### Front

Slate chippings, paved path to front door. Garage access (middle of block of three).

### Rear Garden

Enclosed rear garden with timber fencing, paved patio sitting area, artificial lawn. Backs onto a field to the rear, gate access. External cold water tap.

### Additional Information

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

EPC - C

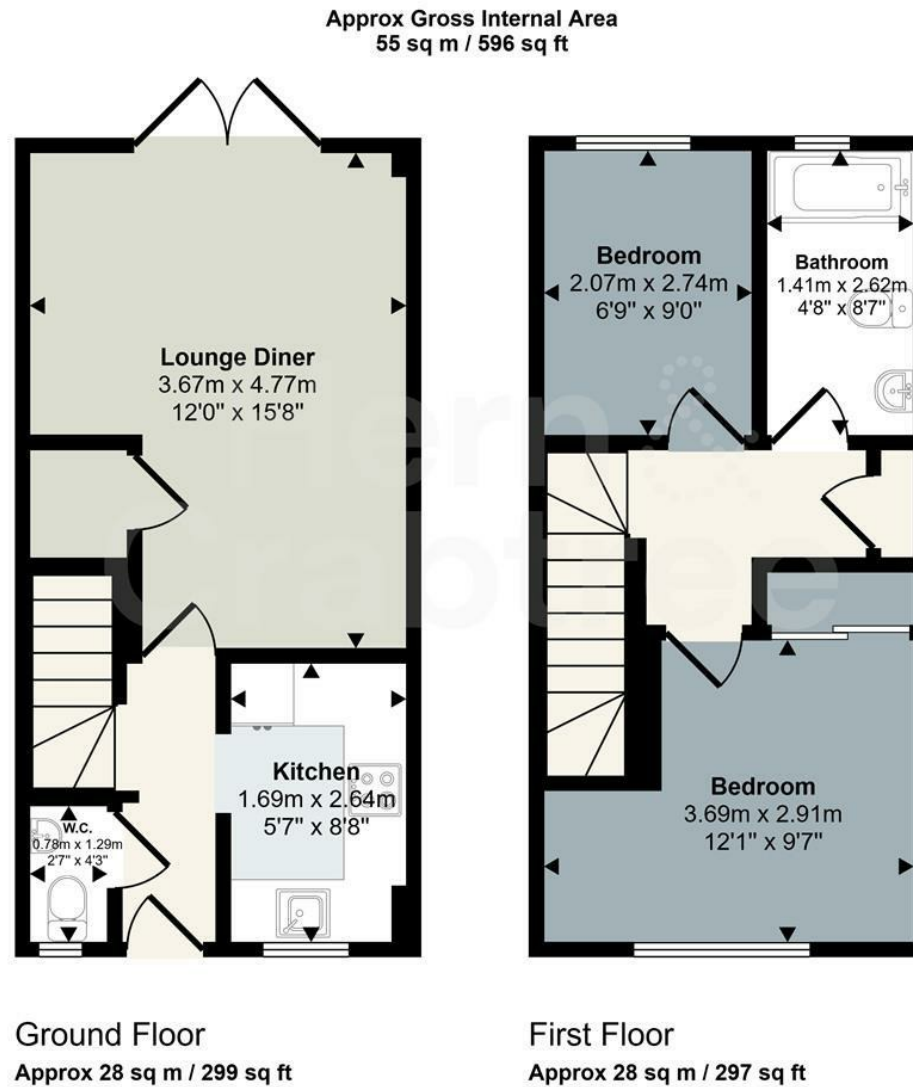
Council Tax band - D

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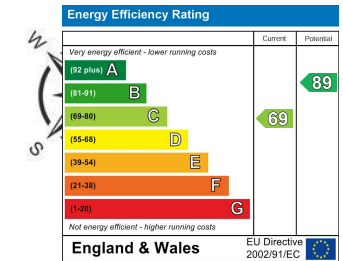






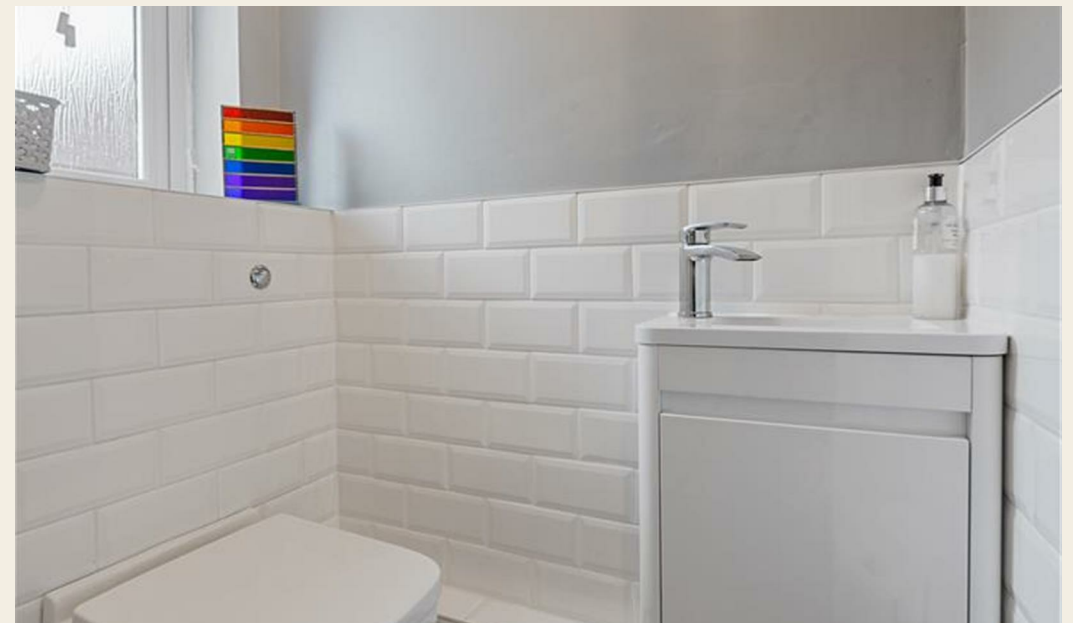


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Crabtree**

02920 620 202 [heath@hern-crabtree.co.uk](mailto:heath@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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