

The Meadows

MARSHFIELD, CARDIFF, CF3 2DY

GUIDE PRICE £285,000

**Hern &
Crabtree**



The Meadows

This charming three-bedroom semi-detached home is situated on a quiet cul-de-sac in the highly desirable semi-rural area of Marshfield. The property is ideally located near local shops, a post office, playing fields, and nearby public houses. Marshfield Primary School is within walking distance, making this home an excellent choice for families, first-time buyers, or those looking to downsize and is also offered to the market with no onward chain. With convenient access to the A48 and M4, commuting is also a breeze.

The well-presented accommodation includes an entrance hall, cloakroom, kitchen, living and dining area on the ground floor. Upstairs, there are three bedrooms and a family bathroom. The home also features an enclosed rear garden with gorgeous open countryside views, perfect for relaxing. The driveway to the front offers off-street parking and access to the garage.

Don't miss out on the chance to make this delightful property your new home. Schedule a viewing today to discover all the comfort and appeal that The Meadows has to offer.

- Semi detached
- Three bedrooms
- Walking distance to Marshfield Primary School
- Enclosed rear garden with countryside views
- Council Tax Band - D
- No onward chain
- Sought-after semi-rural area of Marshfield
- Easy access to the A48 and M4 for commuting
- Off street parking and garage
- EPC - C



756.00 sq ft

Entrance Hall

Entered via a composite door with obscure glazed panels. Coved ceiling, dado rail, radiator, stairs to the first floor. Doors to:

WC

6'1 x 3'7

Double obscure glazed window to the front, part tiled walls, WC, wash hand basin, heated towel rail.

Kitchen

10'0 x 8'3

Double glazed windows to the front. Fitted with wall and base units with composite work tops over, stainless steel 1.5 bowl sink and drainer. Integrated four ring gas hob, electric oven. Plumbing and space for a washing machine. Tiled splash back. Radiator, cushioned vinyl flooring.

Living Room Diner

15'2 x 15'3

Coved ceiling, double glazed window and double glazed french doors to the rear. Two radiators. Fire surround. Under stair storage cupboard.

First Floor

Stairs rise up from the entrance hall.

Landing

Loft access hatch, banister, dado rail. Airing cupboard with radiator. Doors to:

Bedroom One

11'3 x 8'5

Double glazed window to the rear. Radiator. Fitted wardrobes to one wall with mirrored front.

Bedroom Two

11'3 x 8'5

Double glazed window to the front, radiator, cushioned vinyl flooring.

Bedroom Three

6'6 x 7'5

Double glazed windows to the rear, radiator, textured cushioned vinyl flooring. Coved ceiling.

Bathroom

6'1 x 6'6

Double obscure glazed window to the front, tiled walls, laminate flooring. Heated towel rail, wash hand basin, WC, whirlpool bath with integrated shower.

External

Front

Lawn with footpath. Storm porch.

Rear Garden

Enclosed rear garden with paved patio sitting area. Lawn, gate to the rear overlooking fields. Timber fencing. External cold water tap to the side.

Additional Information

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

EPC - C

Council Tax Band - D

Disclaimer

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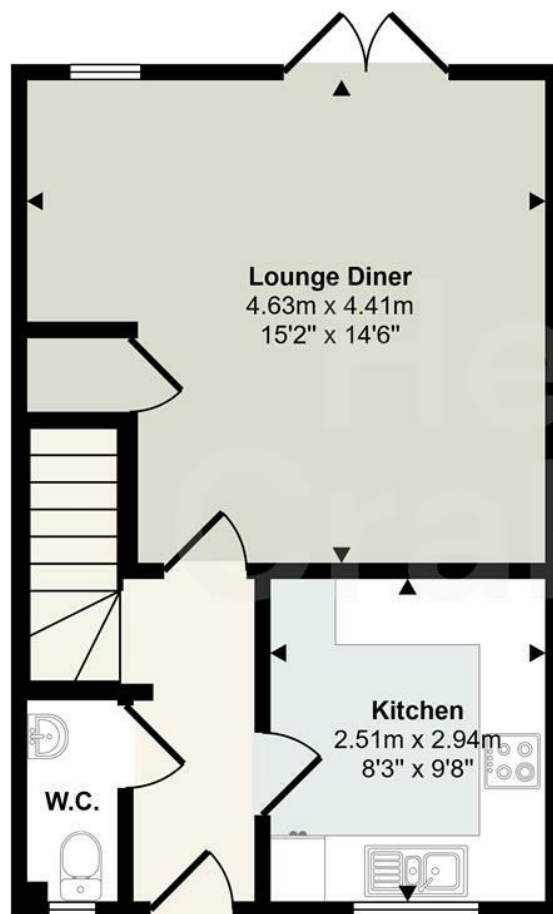
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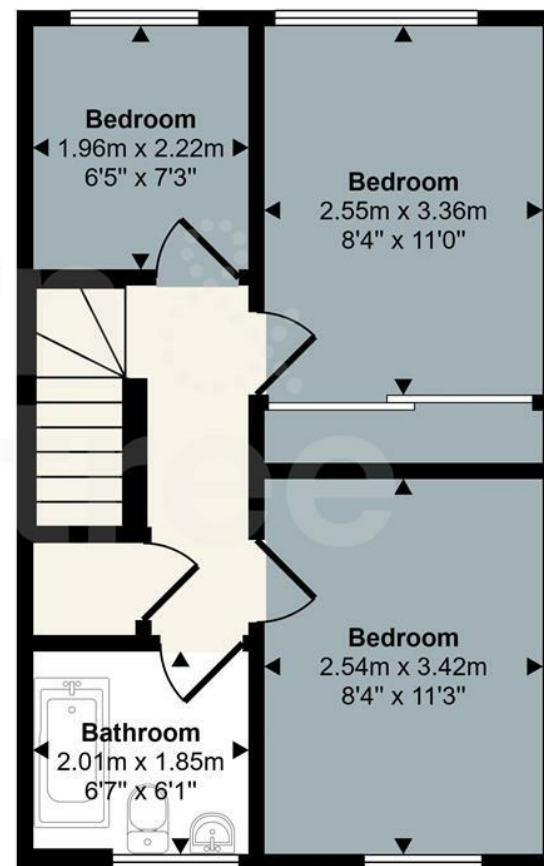




Approx Gross Internal Area
70 sq m / 756 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft




First Floor
Approx 35 sq m / 381 sq ft

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		72	87
(81-91) B			
(69-80) C			
(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	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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