

Catherine Drive

MARSHFIELD, CARDIFF, CF3 2XB

GUIDE PRICE £650,000

**Hern &
Crabtree**



Catherine Drive

Nestled within a peaceful cul-de-sac in Marshfield, this distinctive detached home enjoys an enviable position with sweeping countryside views. The property is cleverly arranged over two levels, with four ground floor bedrooms including a principal suite complete with en-suite bathroom, together with a further family shower room and useful utility space. The first floor is dedicated to light and spacious living areas, with a large lounge opening to a conservatory and raised balcony, the perfect vantage point for taking in the far-reaching rural vistas. A well-equipped kitchen/breakfast room with adjoining dining room provides an excellent hub for entertaining, while a cloakroom and practical storage complete the upper floor.

The gardens are landscaped front and rear, with a large pond, rockery and mature planting, along with patio areas for outdoor relaxation. The property also benefits from a detached double garage with additional WC and generous driveway parking for several vehicles, offering scope for conversion to a Granny Annex (subject to consents).

Marshfield is one of Cardiff's most sought-after villages, offering the best of both rural and city living. It is prized for its sense of community and lies within the catchment for Marshfield Primary and highly regarded secondary schools in Cardiff and Newport. Local amenities include village shops, traditional pubs and golf courses, while nearby Tredegar House Country Park and Rhymney River Walk provide acres of green space. Excellent transport links connect easily to Cardiff city centre, Newport, the A48 and M4, making the location ideal for commuters and families alike.

- Detached home in a peaceful cul-de-sac
- Four bedrooms including en-suite to main bedroom
- Kitchen/breakfast room opening to dining room
- Landscaped gardens with large pond and rockery
- Excellent village location with schools and transport links
- Elevated position with panoramic countryside views
- Spacious lounge, conservatory and balcony
- Family shower room and ground floor utility
- Detached double garage with WC and large driveway with parking for several cars
- Potential To Create Granny Annex



2590.00 sq ft

Entrance Hall

Entered via a wooden front door with fitted floor mat. A spacious hallway with two radiators, side window providing natural light, stairs rising to the first floor and a door leading to the rear garden.

Bedroom One

Double glazed window to the front, radiator, fitted bedroom suite including wardrobes, dressing table and over-bed storage. Cove ceiling with decorative detailing.

En suite

Obscure double glazed window to the front. Fitted corner spa bath, WC, wash hand basin with extensive vanity cupboards and mirror with light. Separate shower quadrant with glass door and plumbed shower. Tiled floor, PVC splashbacks, heated towel rail, extractor fan and shaver point.

Bedroom Two

Double-glazed window to the front, radiator, coved ceiling and dado rail. Pine free-standing bedroom suite to remain.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the rear, fitted wardrobes and dressing table, radiator. Fitted bedroom furniture to include wardrobes, over-bed storage, bedside table and dressing table.

Shower Room

Obscure double glazed window to the rear. Corner shower quadrant with plumbed shower, WC, wash hand basin with vanity storage. Tiled walls and floor, heated towel rail and shaver point.

Utility Room

Obscure double glazed window to the rear. Wall and base units with worktops, plumbing for washing machine, space for fridge and space for tumble dryer, single bowl sink with drainer, tiled splashbacks and tiled floor.

First Floor Landing

Stained glass double glazed window to the front. Radiator. Doors to principal reception rooms.

Living Room

French doors from the landing, two radiators, gas fireplace, dado rail and decorative ceiling tiles. Archway to conservatory.

Conservatory

Double glazed French doors leading to a raised sitting balcony, tiled floor, further windows to the rear with panoramic countryside views.

Sitting Balcony

Cast iron railing and stone patio. Elevated position with sweeping views across open countryside.

Cloakroom

Obscure double glazed window to the rear, WC, wash hand basin with

vanity unit, built-in storage, heated towel rail, tiled floor and part-tiled walls.

Kitchen/Breakfast Room

Double glazed window to the rear with far-reaching countryside views. Fitted wall and base units with complementary worktops, integrated double oven and grill, ceramic hob with cooker hood, twin stainless steel sinks, space for fridge/freezer, plumbing for dishwasher, tiled floor, glassware cabinet, radiator and breakfast bar. French doors open to the dining room.

Dining Room

Double glazed window to the side, radiator, coved ceiling.

Front Garden

Hard landscaped with block paving and patio areas, with potential for vegetable garden or further lawns. Gated access to driveway.

Rear Garden

Features a paved patio seating area, storm porch, large fish pond with rockery, mature shrubs and trees, lawn and pathways leading to gated access to the driveway.

Driveway & Double Garage

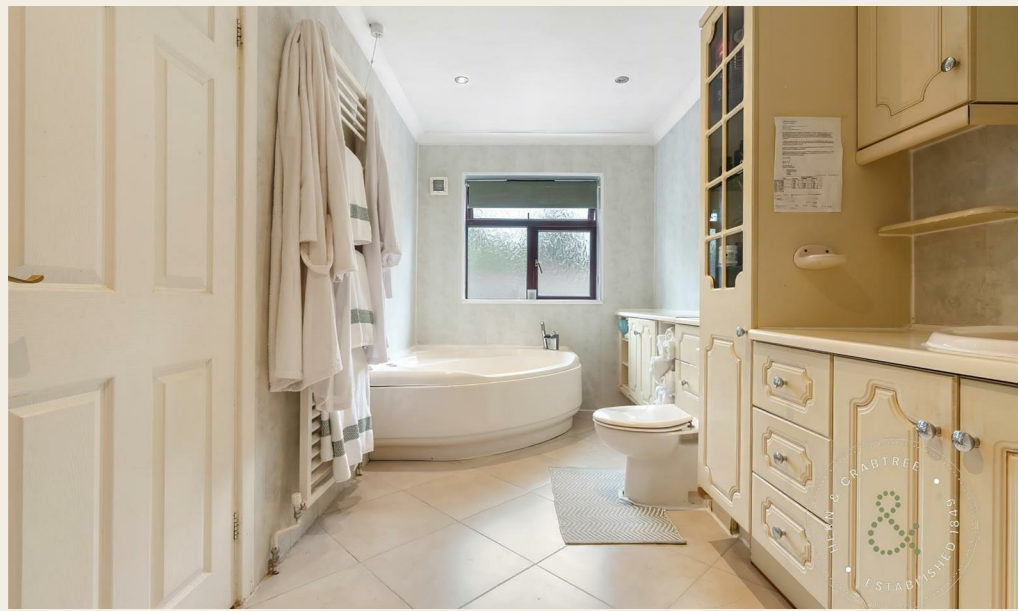
Large driveway providing off-street parking for several cars. Detached double garage with power, light, natural light window and up-and-over door. Additional WC. The garage offers potential for conversion or annex (subject to regulations).

Disclaimer & Title

Title: Freehold

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



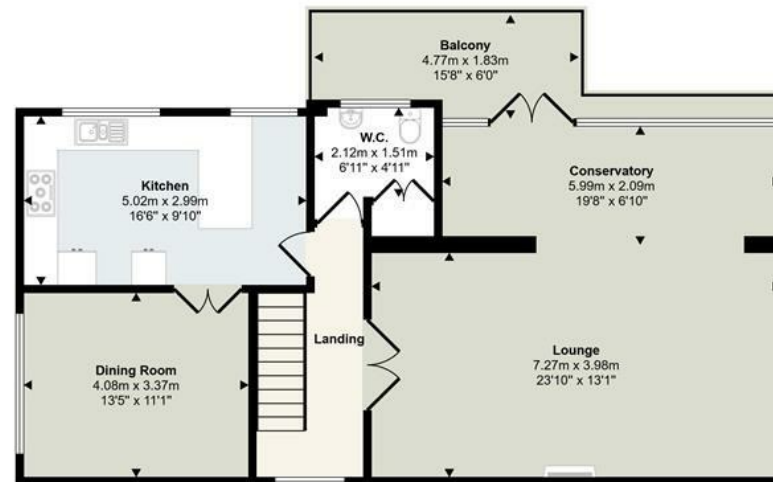




Approx Gross Internal Area
241 sq m / 2590 sq ft



Ground Floor
Approx 154 sq m / 1661 sq ft



First Floor
Approx 86 sq m / 929 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		
(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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