



9 Marguerites Way
Cardiff, CF5 4QW

Watts
& Morgan



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£285,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, three bedroom semi-detached family home situated in a quiet cul-de-sac on the popular Westfield Park development. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room, conservatory and ground floor cloakroom. First floor landing; two double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and a landscaped rear garden. EPC rating; 'C'.

Directions

Cardiff City Centre – 4.4 miles

M4 Motorway – 4.5 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a hallway benefitting from wood flooring, a wall-mounted alarm panel and a carpeted staircase leading to the first floor.

The living room enjoys continuation of wood flooring, a central feature electric fireplace and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an 'Indesit' electric oven and a 'Whirlpool' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from part wooden/part tile effect vinyl flooring, partially tiled splash-back, a ceramic sink with a mixer tap over, a cupboard housing the wall-mounted 'Ideal' combi boiler, an understairs storage cupboard and a uPVC double glazed window to the rear elevation.

The conservatory is a versatile space benefitting from continuation of wood flooring, a polycarbonate roof, uPVC double glazed windows to all elevations and a set of uPVC double glazed French doors providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring, tiled walls and an obscure uPVC double glazed window to the front elevation.

First Floor

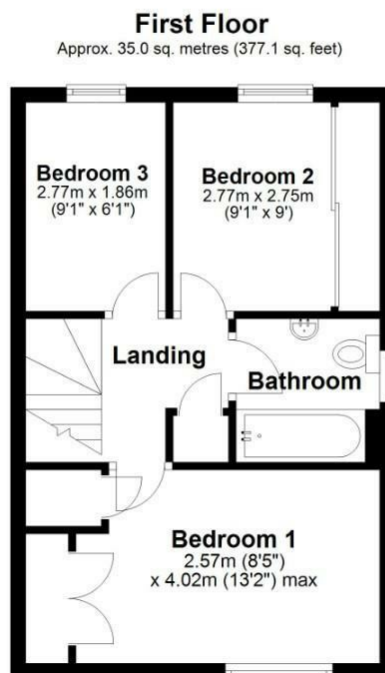
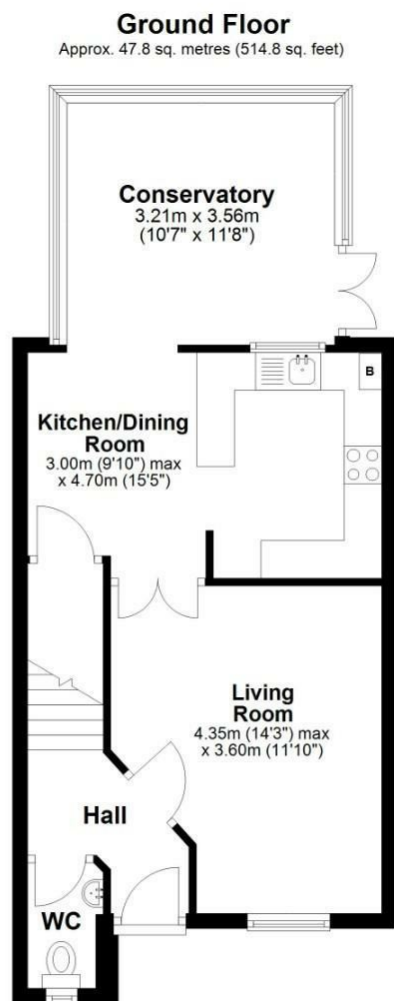
The first floor landing benefits from carpeted flooring, a loft hatch providing access to the loft space and a recessed storage cupboard.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a recessed storage cupboard, a recessed wardrobe and a uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom and benefits from carpeted flooring, a range of fitted wardrobes with sliding doors and a uPVC double glazed window to the rear elevation. Bedroom three is a single bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.





Total area: approx. 82.9 sq. metres (891.9 sq. feet)

Garden & Grounds

9 Marguerites Way is approached off the road onto a shared drive, a private block paved driveway provides off-road parking for several vehicles.

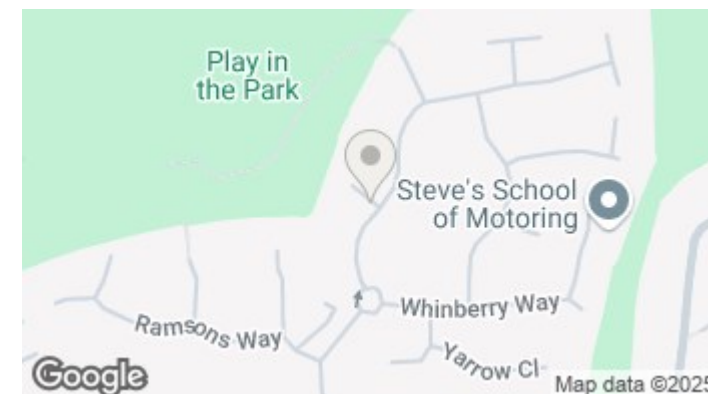
The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A decked area provides ample space for outdoor entertaining and dining.

Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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