



3 Catherine Drive, Marshfield, Cardiff, CF3 2XB

£695,000 Freehold

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3 Catherine Drive, Marshfield, Cardiff, CF3 2XB.

Occupying a delightfully secluded position on the edge of the small and select private development of Catherine Drive, this spacious modern detached property, is situated at the end of a long driveway, with a southerly rear aspect and over ample lawned gardens.

A spacious modern detached double fronted house, built circa 1975, modernised greatly circa 2007 by the present owners, substantially built with cavity elevations finished in textured white render, inset with relief panels of treated timber work, under a mono pitched roof of interlocking tiles.

The property is of ultra-modern design and will appeal particularly to those who appreciate something a little different. The family sized accommodation is laid out largely on two floors, with a stunning entrance reception hall inset with stylish bespoke staircase with clear glass panels making it a short distance only to the upper floor living rooms and the lower floor bedrooms and bathrooms.

This truly impressive house is located on a private level plot with well-manicured gardens, and superb panoramic uninterrupted views across level green fields and countryside. Catherine Drive is a unique close comprising individual properties, set back away from passing traffic, and enjoying a delightful tranquil location, still well placed within level walking distance to the village amenities including a very popular local primary school, which feeds Bassaleg High School.

The property includes all mains services, and benefits gas heating with panel radiators (modern boiler 2011 serviced under a British Home care contract), PVC double glazed windows and outer doors, stylish chrome power points and light switches, oak floors, a converted garage/gym, and a super-sized first floor private full width sun trap balcony which provides an idyllic view over the surrounding countryside.

The impressive generous and versatile living space comprises a large lounge (23'7 x 12'10), a stylish and contemporary open plan fully fitted modern kitchen and dining room (21'1 x 16'6), a cloak room with a stylish modern white suite, and a separate useful utility room. There are three double sized bedrooms, the master bedrooms being an impressive (16'2 x 12'10), equipped with a superb modern quality luxury ensuite bathroom (re-modelled circa 2015 and comprising a large free standing roll top bath, a shaped wash hand basin, a slim line wc, and a separate shower cubicle.

There is also a further white modern family bathroom re-modelled circa 2009 and a versatile and flexible fourth double size bedroom currently split into two rooms, a large study and a sun room, but once open plan providing a double size room (18'4 x 11'5). Outside a deep generous private entrance drive provides ample private parking, leading to a detached former garage, now converted into a super-sized gym (25'5 x 9'5). The private level enclosed rear gardens are landscaped and level, whilst a very useable front garden consists a large sun terrace with dynamic views across the surrounding fields. Spectacular views!

Marshfield

Marshfield is a pretty semi-rural village set on the outskirts of Cardiff, an affluent region, ideally placed for access to the A 48 allowing fast and economic travel to eastern Avenue, the M4, Cardiff and Newport. Castleton has a large, prominent Baptist chapel, and nearby is the pub/restaurant, the Coach and Horses, on the A 48. Excellent local schools include the highly regarded Village primary school of Marshfield and Castleton lies within the catchments of very popular Basseleg High school.

Also close by is St Johns College, a well-regarded private school. Amongst local Golf courses, wonderful walks and rides, the coast, and many other characteristic Public Houses and Restaurants this semi-village location has much to offer.





Entrance Porch

Enclosed front porch integral to the living space, approached via a composite double glazed contemporary white and black hardwood effect double glazed front entrance door with PVC double glazed side screen windows, further PVC double glazed window with outlooks on to the ground floor veranda, panelled walls, access to....

Entrance Reception Hall

27' 2" x 10' 5" narrowing to 6' 4" (8.28m x 3.17m narrowing to 1.93m) A most impressive well designed and spacious hallway approached via a PVC double glazed patterned glass entrance door with matching side screen windows leading to a central hall with impressive ceramic tiled flooring, two radiators with pretty casement covers, PVC double glazed patterned glass outer door with side screen window opening on to the rear gardens, circular shaped porthole style coloured glass leaded window to rear garden, high coved ceiling with spotlights, staircase with clear glass bespoke panels and balustrade, carpeted open tread staircase with glass panels and wood balustrade.

First Floor

Approached via a carpeted open tread staircase with glass panels leading to a central landing with stylish chrome light switches and power points, coved ceiling, access to roof space, ceiling with spotlights, double radiator, PVC double glazed window with a rear garden outlook.



Cloakroom

7' x 4' 10" (2.13m x 1.47m)

Plus a deep 3 Ft. built-in airing cupboard housing a factory insulated hot water cylinder with hanging space above and pine shelving, contemporary modern white suite with ceramic tiled walls comprising W.C. with concealed cistern, wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, coved ceiling, radiator, patterned glass PVC double glazed window to front, contemporary oak door with stylish handle to landing.

Kitchen and Dining Room

16' 4" narrowing to 13' 3" x 21' 1" (4.98m narrowing to 4.04m x 6.43m) Well fitted stylish modern quality fitted kitchen with high gloss doors and drawers with soft closing fittings and slim line chrome handles beneath round nosed laminate work surfaces incorporating a modern white corner sink unit with vegetable cleaner, mixer taps and drainer, integrated five ring stainless steel gas hob including wok burner, fitted stainless steel canopy style extractor hood, walls partly ceramic tiled, stylish chrome power points and light switches, glass fronted eye level display cabinets with glass shelves and internal lights, integrated Bosch fan assisted electric oven with separate grill, integrated New World microwave, integrated fridge freezer, integrated Bosch dishwasher, freestanding island unit with deep pan doors and drawers, fitted breakfast bar, stylish flooring, open plan to a dining area with ample space for a dining table and six chairs, single and double



radiators, coved ceiling, PVC double glazed window with a rear garden outlook, contemporary glass internal windows to main landing allowing extra natural light, PVC double glazed window and PVC double glazed sliding patio doors opening on to a front balcony.

Front Balcony

Running the width of the property, decked with high decorative safety railings, and benefiting uninterrupted open views across level green fields and countryside. Two contemporary oak doors each independently accessing the main landing.

Principal Lounge

23' 7" x 12' 10" (7.19m x 3.91m)

A first floor lounge, inset with a stylish living flame log effect gas fire, sliding double glazed PVC patio doors with full height side screen windows opening on to a large front balcony fully decked with ample space for table and chairs sofa suites, all enclosed by safety railings with uninterrupted outlooks across level green fields and countryside. High ceiling with spotlights, double and single radiators, surround sound.



Ground Floor

Master Bedroom One

16' 2" x 12' 10" (4.93m x 3.91m)

Beautifully fitted with full height sliding Japanese style contemporary wardrobes with custom made shelving hanging space and storage space, PVC double glazed window with a pleasing rear garden outlook, large radiator with pretty casement cover, stylish chrome finished light switches and power points, contemporary oak door to entrance hall, contemporary oak door leading to....

Ensuite Bathroom

8' 9" x 6' 10" (2.67m x 2.08m)

High quality Roca suite in white with ceramic tiled walls and ceramic tiled floor comprising freestanding roll top bath with slim line chrome towel rail, chrome mixer taps, chrome mixer shower fitment, pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., separate ceramic tiled shower cubicle with chrome shower unit with waterfall fitment, chrome fittings and shower door. Stylish chrome towel rail/radiator, ceiling with spotlights, PVC double glazed patterned glass window to rear, chrome shaver point.



Bedroom Two

13' 3" x 10' 9" (4.04m x 3.28m)

Engineered oak flooring, high ceiling with spotlights, stylish chrome finished light switches and power points, contemporary oak door to entrance hall, radiator, PVC double glazed window with a rear garden outlook.

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)

Engineered oak flooring, contemporary oak door to main entrance hall, radiator, high ceiling with spotlights, PVC double glazed window with outlooks across the private front gardens and entrance drive with outlooks on to level open fields and countryside.

Bedroom Four

7' 4" narrowing to x 11' 4" (2.24m narrowing to x 3.45m)

A versatile fourth bedroom currently used a sitting room and study, separated via double doors with glass block side screen windows, partly carpeted, partly finished with engineered oak flooring, equipped with double glazed PVC bi-folding doors and single French door that open onto a sandstone paved front garden sun terrace with outlooks across open level green fields and countryside, further PVC double glazed window with a countryside aspect, high ceiling with spotlights, coving, two PVC windows to side, radiator, further radiator with pretty casement cover, contemporary oak door to main entrance hall.



Bedroom Five

11' 4" x 9' 6" (3.45m x 2.90m)

Family Bathroom

Quality white Roca suite with ceramic tiled walls and floor comprising Jacuzzi bath with Triton shower unit and clear glass shower screen, shaped wash hand basin with chrome mixer taps and pop-up waste within a built out vanity unit with white high gloss doors, W.C. with concealed cistern, PVC double glazed patterned glass window to front, radiator, high ceiling with spotlights, contemporary oak door with stylish handle to main entrance hall.

Utility Room

9' x 7' 5" (2.74m x 2.26m)

Fitted along two sides with a modern range of panel fronted units in white beneath laminate work surfaces incorporating a Lamona sink unit with mixer taps and drainer, space with plumbing for an automatic washing machine, space for the housing of a low level fridge, walls part ceramic tiled, matching range of storage units, chrome finished light switches, ceramic tiled flooring, circular shaped porthole window with coloured leaded glass to front, independent panel door to bedroom four/sitting room, further contemporary oak door to main entrance hall.



Entrance Drive

Private Tarmac gated entrance drive with parking for 4-6 vehicles.

Front Garden Large front garden level and chiefly laid to lawn beyond a sandstone paved sun terrace, enclosed on one side by timber fencing, edged with pretty stone borders of shrubs and plants, and enjoying panoramic views across open level green fields and countryside.

Rear Garden Very private and level landscaped and comprising of a shaped main lawn beyond a paved full width sun terrace, all enclosed by timber fencing lined by climbing plants to afford natural screens of privacy and security. Also within the



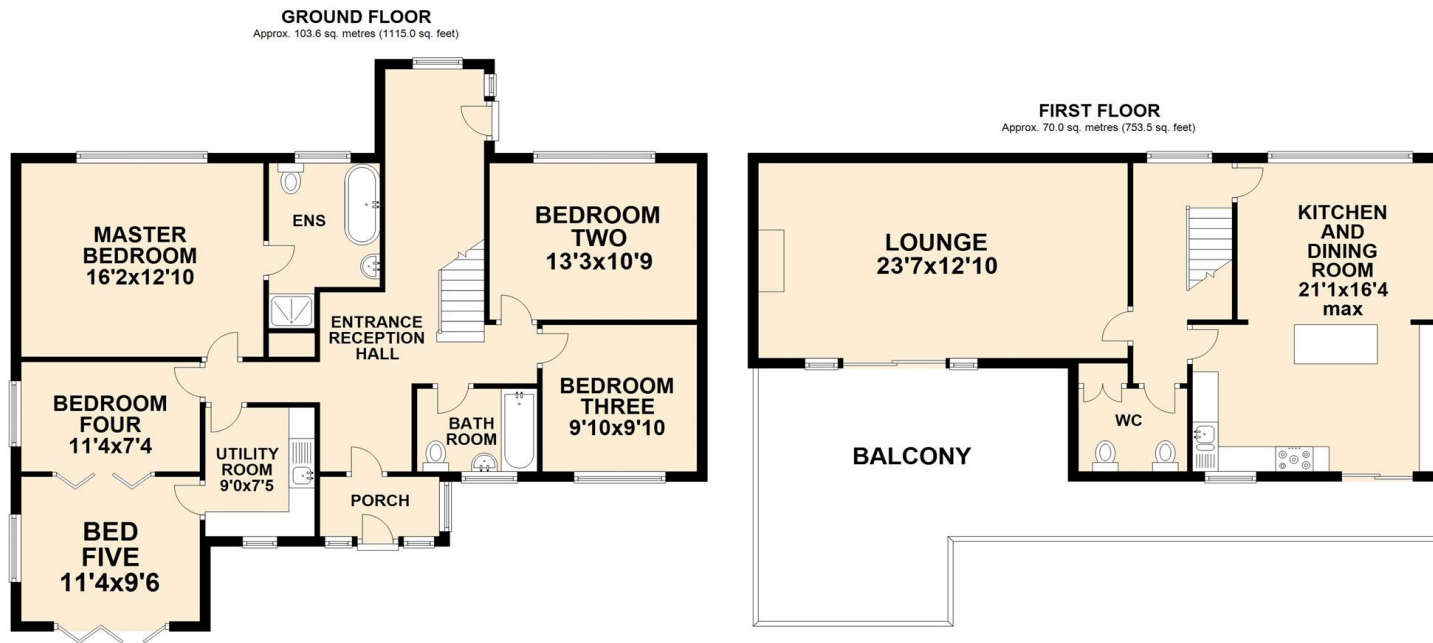
rear garden are two secure outside storage sheds, and a garden gate providing access to the side drive. Outside power points, floodlights with sensors.

Gym / Former Garage 25' 5" x 9' 5" (7.75m x 2.87m)

Detached, converted in recent years into a fully operational gym with bamboo wood flooring, two double glazed windows, approached from the rear garden via an entrance porch with PVC outer door and part panelled inner door, electric power and light, ceiling with spotlights, mirrored walls, access to useful roof space storage area.







Total area: approx. 173.6 sq. metres (1868.5 sq. feet)

BRANCH ADDRESS: 798 Newport Road, Rumney, Cardiff, CF3 4FH

EPC Rating: C

Property Ref: RUM303372 - 0010



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