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Wellfield Road, Marshfield Cardiff

£570,000

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## About the property

A large detached double fronted dormer bungalow, originally built in 1942, externally finished in white render, above a facing brick plinth, inset with white replacement PVC double glazed windows, all beneath a hipped roof of concrete interlocking tiles. This capacious bungalow provides 2500 square feet with impressive generous living space, and occupies a large corner plot, level and private, approached by a wide private entrance drive, with parking for four cars, and benefiting two front and rear lawned gardens, the front being approached from the sitting room, the rear being approached from the porch and lounge, al be it currently fenced off. The property includes gas heating with panel radiators, and the accommodation comprises an entrance porch, an entrance hall, a spacious lounge (16'9 x 15'0), a well fitted open plan kitchen & dining room (21'0 x 13'0), a conservatory (16'9 x 11'1), and a capacious sitting room (19'2 x 17'0). The bungalow also comprises three double sized ground floor bedrooms, two with pretty bay windows that over look the front gardens, two large quality modern white bathrooms, whilst on the first floor there is a very large attic bedroom four with its own spacious ensuite dressing room, a walk-in wardrobe and an ensuite bathroom. The bungalow is available with no chain. Must be seen!

## Accommodation

### Location

Marshfield is a pretty semi-rural village, located in the Marshfield ward, an affluent region to the outskirts of Cardiff, ideally placed for access to the A48 allowing fast and economic travel to Eastern Avenue, the M4, Cardiff and Newport. Further amenities also include Marshfield village shop with post office and pharmacy which runs an excellent service. Also the village church of St Marys, the two village pubs, the Y-Maerun and Mason's Arms, and Marshfield Village Hall and its grounds. Also within the area and within easy access is Blooms garden centre with its extensive shops and facilities. Castleton has the prominent pub/restaurant, the Coach and Horses, on the A48. Excellent local schools include the highly regarded village primary school of Marshfield and Castleton which lies within the catchment of the very popular Basseleg High school, and the nearby is St Johns College, a well-regarded private school.

### Entrance Porch

6' x 4' 5" ( 1.83m x 1.35m )  
Approached via a white PVC double glazed part panelled front entrance door inset with pretty bevelled coloured glass upper light window with obscure glass side screen and overhead window, opening in to a front porch with porcelain tiled flooring.

### Entrance Hall

15' 9" x 4' 1" ( 4.80m x 1.24m )  
Approached via a PVC double glazed internal door with side screen window leading to a main hall with ceramic tiled





flooring, coved ceiling and radiator with pretty casement cover.

### Lounge

16' 9" x 15' ( 5.11m x 4.57m )

Approached independently from the entrance hall via a contemporary glass panelled oak internal door with stylish chrome handle leading to a spacious main lounge inset with a Minster stone fireplace with marble hearth and surround, stylish flooring, high coved ceiling, radiator with pretty casement cover, sliding PVC double glazed patio doors opening on to an enclosed and private side garden terrace.

### Family Bathroom

13' 6" x 6' 7" ( 4.11m x 2.01m )

Modern white suite with ceramic tiled walls and floor comprising Jacuzzi shower bath with chrome shower fitment including waterfall fitment and separate hand fitment, clear glass shower screen, chrome hand grips, W.C. with concealed cistern, shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with high glass doors with slim line chrome handles. Stylish contemporary vertical radiator, high ceiling, patterned glass PVC double glazed window with pretty diamond leaded upper lights facing the front entrance drive. Modern matching high gloss fronted tall vanity unit.



### Kitchen And Dining Room

21' x 13' ( 6.40m x 3.96m )

Approached independently from the entrance hall, well fitted along four sides with an extensive range of panel fronted floor and eye level units with stylish handles and round nosed laminate patterned work surfaces incorporating a modern sink unit with chrome power jet Avola mixer taps, vegetable cleaner and drainer. Integrated five ring gas hob beneath a stainless steel canopy style extractor hood, integrated fan assisted electric oven, walls largely finished in retro ceramic tiles, integrated wine rack, space with plumbing for a washing machine, space for the housing of an upright fridge freezer, matching glass fronted eye level display cabinets with glass shelves and internal lights, matching ornamental end shelves, peninsula breakfast bar. Concealed space for the housing of a tumble dryer, retractable chrome storage shelves, additional matching low level unit beneath the breakfast bar with retractable chrome shelves, ceramic tiled flooring. Dining area finished in stylish flooring and providing ample space for a large dining table and 6 - 8 chairs, contemporary light oak glass fronted internal door leading to inner hall. Further white PVC double glazed French doors opening in to.....

### Conservatory



16' 9" x 11' 1" ( 5.11m x 3.38m )

A large conservatory constructed with a cavity brick plinth outer wall surmounted with white PVC double glazed windows along three sides each with pretty leaded bevelled glass upper lights, equipped with white PVC double glazed French doors that open on to the private front drive, all beneath a polycarbonate roof.

### Sitting Room

19' 2" x 17' ( 5.84m x 5.18m )

A particularly large and versatile reception room, approached from the conservatory, equipped with a bar area with shelving and storage, capacious in size and approached via PVC double glazed sliding patio doors from the conservatory, inset with a PVC double glazed obscure glass outer door that provides access to the main side garden, and also equipped with a further white PVC double glazed window with a main garden outlook, Double radiator, further radiator with casement cover, two built out storage cupboards - one housing a Worcester gas fired central heating combi boiler.

### Inner Hall

There is a further internal hall independently approached from the kitchen and dining room, providing access to three ground floor bedrooms and a shower room. Within this hall is a double radiator and a high coved ceiling and white PVC double glazed



French doors that open on to a decked sun terrace with sizeable level fully enclosed corner gardens beyond.

### Bedroom One

13' x 12' 10" ( 3.96m x 3.91m )

A double size bedroom inset with a pretty bay window with white PVC double glazed units with diamond leaded upper lights enjoying outlooks over the large lawned level enclosed side gardens. Shaped bay radiator, coved ceiling, full range of fitted wardrobes along one wall, independently approached from the inner hall via a white traditional style panel door with Regency handle.

### Bedroom Two

13' 6" x 12' ( 4.11m x 3.66m )

A further double size bedroom, inset with a pretty bay window with white PVC double glazed units with diamond leaded upper lights enjoying outlooks across the sizeable level fully enclosed corner side gardens. Shaped bay radiator, high coved ceiling, independently approached from the inner hall via a white traditional style panel door with Regency handle.

### Bedroom Three

13' x 10' 3" ( 3.96m x 3.12m )



Independently approached from the inner hall via a white traditional style panel door with Regency handle leading to a further double size bedroom, with high coved ceiling and ceiling rose, double radiator and a white double glazed PVC window with diamond leaded upper lights with outlooks on to the shallow rear gardens.

### Shower Room

9' 1" x 6' 7" ( 2.77m x 2.01m )

Independently approached from the inner hall via a white traditional style panel door with Regency handle leading to a spacious modern shower room comprising of a white suite with ceramic tiled walls and floor, large double size shower with chrome shower fitment including waterfall fitment and hand fitment, shower seat, clear glass sliding shower doors and clear glass shower screen. W.C., shaped mounted wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with white high gloss doors and chrome handles, automatic air ventilator, chrome towel rail/vertical radiator, high ceiling with spotlights.

### First Floor Landing

Approached via an open tread single flight spindle balustrade staircase approached from the inner hall and leading to a spindle balustrade first floor landing.

### Bedroom Four



18' 3" x 22' 4" ( 5.56m x 6.81m )

The measurements for this room is a maximum as the space incorporates the first floor landing area, however this room forms a very useful attic bedroom floored and walled equipped with three double glazed velux windows and an access to a further small roof space storage area. Within this attic bedroom are two radiators, vaulted ceiling, and a further white traditional style panel door leads to.....

### Ensuite Play Room/dressing Roo

13' 8" x 11' 2" ( 4.17m x 3.40m )

Inset with a velux double glazed window, and a double radiator, vaulted ceiling. Access to.....

### Bathroom

8' 2" x 5' 2" ( 2.49m x 1.57m )

Modern white suite with walls part ceramic tiled comprising panel bath with chrome mixer taps and pop-up waste, pedestal wash hand basin with chrome mixer taps and pop-up waste, W.C., chrome towel rail/vertical radiator, ceiling with spotlights, air ventilator, approached via a white traditional style panel door with chrome handle, vaulted ceiling.

### Walk-In Wardrobe



8' 4" x 5' 7" ( 2.54m x 1.70m )

Approached via a white traditional style panel door with chrome door handle, hanging space, vaulted ceiling, access to eaves roof space.

## Outside

### Garden

Approached from the inner hallway and the sitting room is a good size level private enclosed corner garden chiefly laid to lawn beyond a wide decked sun terrace, enclosed by mature hedgerow and conifer hedge to afford privacy and security.

### Side Garden

Approached from the lounge and from the entrance drive is a very private paved sun terrace garden also enclosed to afford privacy and security.

### Rear Garden

Behind the bungalow is a 5 ft deep rear garden area which provides access to both sides of the bungalow, private by means of mature hedgerow and finished in stone.

### Entrance Drive

Private off street vehicular Tarmac entrance drive providing parking for 3-4 vehicles.





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For Sale

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