



# Cambrian Grove, Marshfield Cardiff

guide price **£380,000**

- Council Tax Band - G
- Four Double Bedrooms
- Large Enclosed Garden
- Conservatory
- EPC Rating: C



 4  3  2

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## Accommodation

### Entrance

Deep covered entrance porch with tiled floor, lockable side storage cupboard and UPVC partially double glazed front door with frosted window to side.

### Entrance Hall

With built-in double cloaks cupboard and double hanging, matching continuous floor tiles throughout the ground floor, doors admit to the integral garage, kitchen/ breakfast room - snug, a spindle staircase rises to the first floor, ceiling hard wired smoke and carbon monoxide detector,

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

and door admits to

### Kitchen/Breakfast Room/Snug

16' 3" x 13' 4" MAX ( 4.95m x 4.06m MAX )

Enjoying a Georgian style double glazed window affording views to rose arch rear garden area , UPVC double glazed sliding door admits to the conservatory. The kitchen area comprises a contemporary range of matching wall and base units with roll top work surfaces , integrated fridge/ freezer , stainless steel one and a half bowl single drainer sink unit with and mixer tap , eye level Bosch electric double oven with grill, Bosch five ring gas hob with extractor filter canopy