

5 = 3 Cambrian Drive, Marshfield Cardiff £650,000



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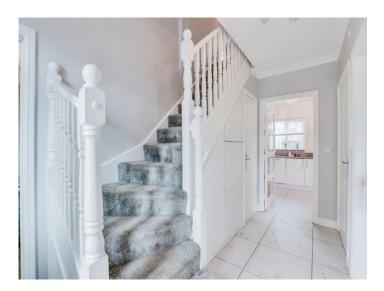
## About the property

## **Accommodation**

A most spacious and well-designed five bedroom detached double fronted modern family house, built in 2005 by Messrs Redrow Homes, a reputable firm of National House Builders, to a high specification, and completed with a 10 year N H B C guarantee. This well designed and versatile residence, occupies a stunning position on the outskirts of this well-established modern development, tucked away in a private and select close, away from passing traffic, and just a few minute's walk to surrounding open countryside Constructed in facing brick, with cavity elevations, inset with PVC double glazed windows, this impressive residence benefits a wide double width four car entrance drive, a stylish landscaped level and enclosed secluded rear garden, screened by trees, and a converted double garage, which now provides a useful and sizeable store room, approached by a double electric fob operated roller door and an amazing garden room. In recent years the property has been greatly improved including a contemporary new (2018) kitchen with white high gloss units, new quartz granite work tops, an new Quooker tap and integrated appliances (18'0 x 9'0), open plan to a spacious lounge and dining room (23'8 x 11'0). A large sun lounge conservatory was added in 2008, with PVC double glazed French doors which open onto and overlook the delightful gardens.



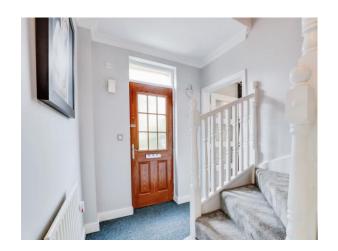


































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## **Important Information**

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 fitments 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.

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