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17 Cambrian Drive, Marshfield, Cardiff, CF3 2TE.

£550,000

 black

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A stylish gable fronted detached four-bedroom house, built in 2004, 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 most impressive house, occupies a delightful position, fronting a small and select tranquil close, comprising just three detached houses, and located adjacent to idyllic open green fields and countryside.

This well-designed modern home benefits many special features including a truly capacious open plan sun lounge conservatory, (22'4 x 16'0), constructed with a cavity brick built outer plinth wall, surmounted by PVC double glazed windows, inset with French doors, and boasting a fully insulated 2017 hipped roof, allowing the temperature to be consistent throughout the year.

This amazing social space overlooks and opens onto a charming, landscaped rear garden, which includes a stunning new sun terrace, added in 2022, and designed with Welsh Oak style Porcelain patio slabs including a pathway which leads to two separate sections.

The property also includes gas heating with panel radiators, white PVC double glazed windows, an intruder alarm, and white traditional style panel internal doors.

The versatile living space also includes an entrance hall, approached by a neat lawned front garden with an extended triple width private block paved drive.

The accommodation also comprises a downstairs cloak room, a relaxing front lounge (16'4 x 11'9), a separate dining room, a kitchen and breakfast room, (14'7 x 13'2), and a further useful utility space (10'1 x 5'0), which also benefits a useful courtesy door which leads into the front garage, and a further outer door which opens onto a sun terrace.

The first floor comprises four good sized bedrooms, two with lovely views onto the adjacent green fields, and two bathrooms, one being ensuite to the master bedroom. Two of the main bedrooms also are equipped with stylish fitted wardrobes.

This distinctive detached home, provides an enviable position, tucked away, and located well away from busy passing traffic, with truly lovely views and a semi-rural setting. Must be seen!

Ground Floor Entrance Porch

Open fronted, with a paved threshold and an ornamental outside light.

Entrance Hall

Approached via a part panelled double glazed front entrance door inset with coloured leaded glass upper light windows with security eye hole and matching side screen window opening into a central hall with a wide returning spindle balustrade staircase leading to the first-floor landing, radiator, high cove ceiling.

Downstairs Cloakroom

Spacious with a modern white suite comprising of a slim line WC, corner shaped wall mounted wash hand basin with ceramic tiled splashback and mixer taps, radiator, high ceiling, air ventilator, leaded PVC double glazed port hole style window to front. Approached from the hall via a white traditional style panelled door with chrome handles.





Front Lounge 16' 4" x 11' 9" (4.98m x 3.58m) Inset with a leaded PVC double glazed window, with outlooks onto the quiet and private tree lined frontage close, radiator, contemporary fireplace with matching mantel piece and hearth inset with an electric contemporary fire, high cove ceiling, white traditional style panel door with chrome handle leading into the entrance hall, double white traditional style panel doors with chrome handles leading into...

Dining Room 12' 5" x 10' (3.78m x 3.05m) Equipped with sliding PVC double glazed patio doors that open into the large and impressive sun lounge conservatory, radiator, cove ceiling, further independent white traditional style panelled door with chrome handles opening into the kitchen and breakfast room.

Kitchen And Breakfast Room 14' 7" x 13' 2" (4.45m x 4.01m) Well fitted along two sides with a full range of both floor and eye level units with slim line handles and round nose laminate patterned work tops incorporating an AEG stainless steel four ring gas hob beneath a stainless-steel canopy style extractor hood. Walls chiefly ceramic tiled, under unit lighting, matching tall storage unit housing an integrated competence fan assisted electric oven with separate grill, space for the housing of a very large American style fridge freezer, ceramic tiled flooring, integrated wine rack, double radiator, PVC double glazed, doors opening to the sun lounge conservatory, arch way opening into...



Sun Lounge Conservatory 22' 4" x 16' (6.81m x 4.88m) This room is both approached independently via the dining room also from the kitchen breakfast room. A capacious and very versatile open plan PVC sun lounge conservatory, constructed cirque 2006, benefiting from a complete new fully insulated roof in 2017. This substantial room is constructed with cavity brick plinth outer walls, surmounted with white PVC double glazed windows each with bevelled leaded upper lights. Inset with white PVC double glazed French doors that open on to a new porcelain tiled sun terrace, all beneath a full insulated shaped roof with multiple spotlights and three Velux double glazed windows. There is complete electric power and light.

Utility Room 10' 1" x 5' (3.07m x 1.52m) Continuous tiled flooring, matching range of floor units along one wall, beneath round nose patterned worktops incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer. Space with plumbing for dishwasher, space and plumbing for a washing machine, wall mounted IDEAL gas classic heating boiler, PVC double glazed window to side, double glazed park panelled outer door opening onto the rear gardens. Internal courtesy door opening into the garage.

First Floor Landing Approached via a wide carpeted returning spindle balustrade staircase leading to a spindle balustrade main landing which is essentially positioned in first floor living space. Spacious and equipped with a radiator, and access to the roof space.



Master Bedroom One 11' x 13' 1" (3.35m x 3.99m) Double sized master bedroom, approached via an additional entrance recess measuring 1'3 - 4'9. White traditional style panelled door with chrome handle approaching the main landing, fully equipped with a range of full height modern wardrobes with automatic lighting, hanging space and storage space over. White PVC double glazed leaded window with outlooks onto the quiet and small select frontage close, radiator.

En-Suite Shower Room Beautifully tiled, comprising of a modern white suite, including a double size shower with chrome shower units including rain fall shower unit and separate hand fitment, clear glass sliding door, shaped pedal stool wash hand basin with chrome mixer taps and pop-up waste, slim line WC, contemporary vertical towel rail, tiled flooring, white PVC double glazed patterned window to side, air ventilator. Shaver point.

Bedroom Two 11' 4" x 8' (3.45m x 2.44m) A further double sized bedroom, approached via an additional entrance recess space measuring 4'1 - 2'5 together with a white traditional style door with chrome handle. White PVC double glazed window with outlooks across the rear gardens and onto adjacent green fields and countryside. Radiator.



Bedroom Three 10' 2" x 10' 4" (3.10m x 3.15m) Approached independently via white traditional style panel door with chrome handle, a further double sized bedroom equipped with a full range stylish wardrobes with panel fronts and slim line handles, dressing table with chest of drawers, radiator, clear glass PVC double glazed windows with outlook across the rear gardens and onto adjacent open green fields and countryside.

Bedroom Four 8' 5" x 7' 7" (2.57m x 2.31m) Approached independently from the landing via white traditional style panel door with chrome handle, leading to a good size bedroom inset with leaded double-glazed window with outlooks onto the quiet and select frontage close, radiator.

Family Bathroom Well-appointed with contemporary and stylish tiled walls and floors comprising shaped shower bath with trident shower unit, chrome mixer taps, shaped shower screen, slim line WC, pedal stool wash hand basin with chrome mixer taps and stylish chrome vertical towel rail/radiator. Patterned glass PVC window to side, air ventilator, built out airing cupboard housing a factory insulated copper hot water cylinder.

Outside Front Garden Neatly laid to lawn, beyond a stone border inset with a blocked paved entrance path leading to a paved threshold and enclosed on both sides by secure boundaries, one lined with climbing ivy affording privacy by garden trees, the second by mature hedgerow.

Private Entrance Drive Extended and extra wide block paved private off street vehicle entrance drive with space for two to three vehicles leading to...

Garage Integral garage approached via an up and over door, roof space, storage space, electric power and light, internal courtesy door opening into kitchen/breakfast room.

Rear Garden A very impressive and completely level fully enclosed garden, chiefly laid to lawn, inset with a newly completed Welsh oak style porcelain tiled patio, in two sections linked by a matching pathway and finished with stone borders. The garden affords privacy and security by means of 6 ft high timber panel fencing with outside lights and tap and useful side access providing a garden gate access to the front. The alternative side is enclosed and under cover with a useful outside garden store.







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