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**Cambrian Drive, Marshfield Cardiff**

**£525,000**



## About the property

A stylish gable fronted detached four bedroom house, providing 150 square meters/1614 square feet, 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), has thermostatically-controlled programmable electric UNDERFLOOR HEATING throughout, and is 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 private block paved drive.

## Accommodation











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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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