

# Marguerites Way

WESTFIELD PARK, ST FAGANS, CARDIFF, CF5 4QW

GUIDE PRICE £330,000

**Hern &  
Crabtree**





# Marguerites Way

Perfectly positioned at the head of a peaceful cul-de-sac in Westfield Park, this beautifully upgraded three-bedroom detached house offers stylish, modern and move-in-ready living.

Meticulously transformed throughout by the current owners, the home boasts a superb garden room and high-quality finishes throughout. A true turnkey property, perfect for buyers seeking comfort, space, and modern elegance in a quiet, sought-after location.

The accommodation briefly comprises: Entrance Hall, Modern Fitted Kitchen, Lounge which was formerly the Garage, Cloakroom, Sitting Room opening into the Dining Room to the ground floor. To the first floor are Three Bedrooms with an En-Suite to the Primary Bedroom and a Contemporary Bathroom Suite. The property further benefits from a superbly landscaped rear garden with a seating area, hot tub and generous garden room. There is also off street parking for two cars to the front.

Westfield Park is an ideal commuter location thanks to Cardiff city and M4 being easily accessible along with Culverhouse Cross. It is also placed a short distance to local park and open field. There are a good variety of local shops nearby and public transport links too. Internal viewings are a must!



**1274.00 sq ft**

### Entrance Porch

Entered via a composite front door with obscure glazed panel, double glazed window to the side, utility meters.

### Hall

Stairs to the first floor, tiled floor.

### Kitchen

Double glazed window to the front, door to side, wall and base units with worktop over, breakfast island, stainless steel sink and drainer, integrated appliances include, fridge, freezer, tumble dryer and washing machine, tiled floor.

### Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, heated towel rail, tiled floor.

### Living Room

Double glazed window to the front, coved ceiling, feature gas fireplace, vertical radiator.

### Sitting Room

Double glazed window to the rear and double glazed patio doors, radiator, feature gas fireplace, wood laminate flooring, archway to the dining room.

### Dining Room

Double glazed bay window to the front, radiator, coved ceiling, wood laminate flooring.

### First Floor Landing

Stairs from the hall with glass bannister, double glazed window to the front, radiator, airing cupboard, access to loft space.

### Bedroom One

Double glazed window to the front, radiator, wood laminate flooring.

### En Suite

Double obscure glazed window to the side, a walk in shower, w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

### Bedroom Two

Double glazed window to the rear, radiator.

### Bedroom Three

Double glazed window to rear, radiator, laminate flooring.

### Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, laminate flooring.

### Rear Garden

Enclosed rear garden with timber fencing, paved sitting area, Astro turf lawn, cold water tap, undercover hot tub, door to side lead to the front.

### Garden Room

Double glazed window and double glazed patio doors to the front, feature fireplace, laminate flooring. Access into shower room that has a walk in shower, w.c and wash hand basin, tiled walls, laminate flooring.

### Summer House Bathroom

Fitted with a walk in shower, w.c and wash hand basin, tiled walls, laminate flooring.

### Front

Paved driveway, wooden fencing.

### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is

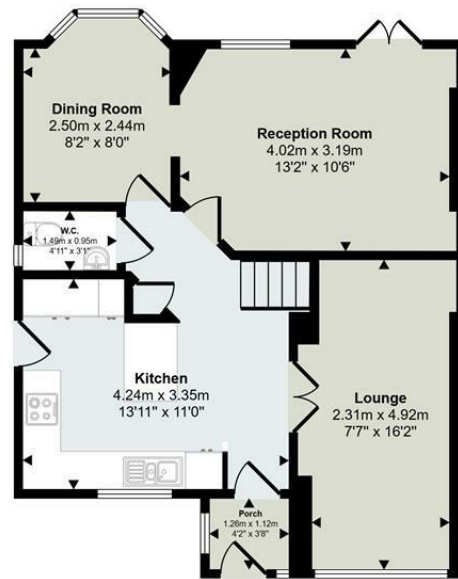
### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

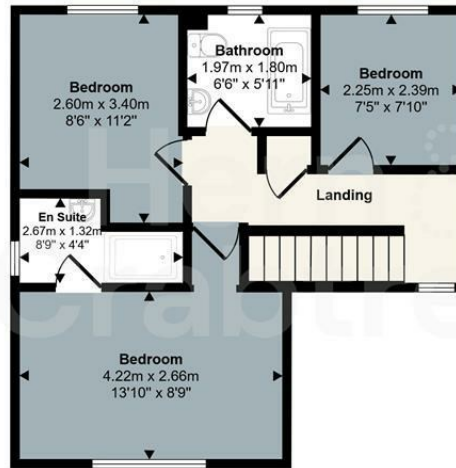








**Ground Floor**  
Approx 55 sq m / 594 sq ft



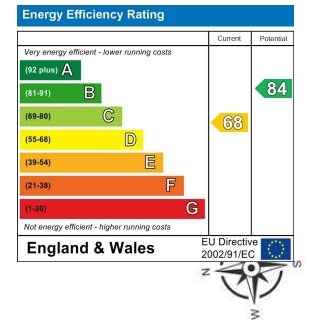
**First Floor**  
Approx 42 sq m / 451 sq ft



**Outbuildings**  
Approx 21 sq m / 229 sq ft

Approx Gross Internal Area  
118 sq m / 1274 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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