

Marguerites Way

WESTFIELD PARK, ST FAGANS, CARDIFF, CF5 4QW

GUIDE PRICE £295,000

**Hern &
Crabtree**



Marguerites Way

Perfectly tucked away in this quiet cul de sac of Marguerites Way on Westfield Park in St Fagans, is this well presented three bedroom detached house. With a modern fitted kitchen and a good size rear garden, this property would make a wonderful first time buy or family home.

The accommodation briefly comprises: Porch, Entrance Hall, Lounge opening up into the Dining Room, Modern Fitted Kitchen, Utility Area and W.C to the ground floor. To the first floor are Three Good Size Bedrooms with an En-Suite to the Primary Bedroom and a Family Bathroom. The property further benefits from a landscaped rear garden, off street parking and a single garage.

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!



858.00 sq ft

Entrance Porch

Entered via a composite front door into porch with double glazed windows to front.

Hall

Entered via a composite front door, radiator, stairs to the first floor, laminate flooring.

Living Room

10'5 x 13'4

Double glazed window to the front, radiator, coved ceiling, understairs storage cupboard laminate flooring, archway to the dining room.

Dining Room

7'7 x 9'4

Double glazed patio doors to the rear, radiator, coved ceiling, laminate flooring.

Please note living room/dining room is 10'5 x 24'

Kitchen

9'10 x 9'5

Double glazed window to the front, fitted with a range of wall and base units with worktop over, one and a half stainless steel sink and drainer, a four ring electric hob with integrated oven and grill, coved ceiling, laminate flooring.

Utility

5'1 x 5'6

Plumbing for a washing machine with worktop over, combination boiler, laminate flooring.

Cloakroom

Double glazed window to the rear, w.c and wash hand basin, radiator, laminate flooring.

First Floor Landing

Stairs from the ground floor, access to loft space, built in storage cupboard.

Bedroom One

12'11 x 8'8

Double glazed window to the rear, radiator.

En Suite

8'5 x 7'11

Double obscure glazed window to the front, walk in shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

13'6 x 8'8

Two double glazed windows to the front, radiator, fitted wardrobe.

Bedroom Three

9'8 x 6'9

Double glazed window to the side, radiator.

Bathroom

6'6 x 5'6

Double obscure glazed window to the rear, bath with mixer tap and shower attachment, w.c and wash hand basin, radiator.

Rear Garden

Patio, cold water tap.

Front

Paved driveway.

Garage

A single garage with electric up and over door.

Tenure

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

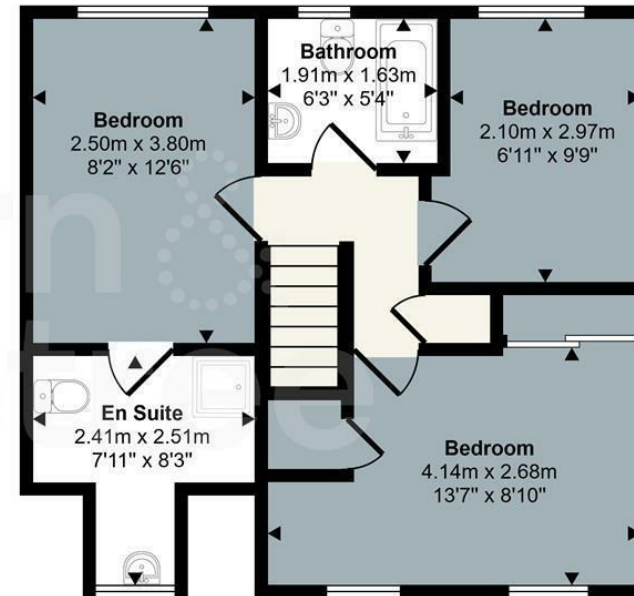
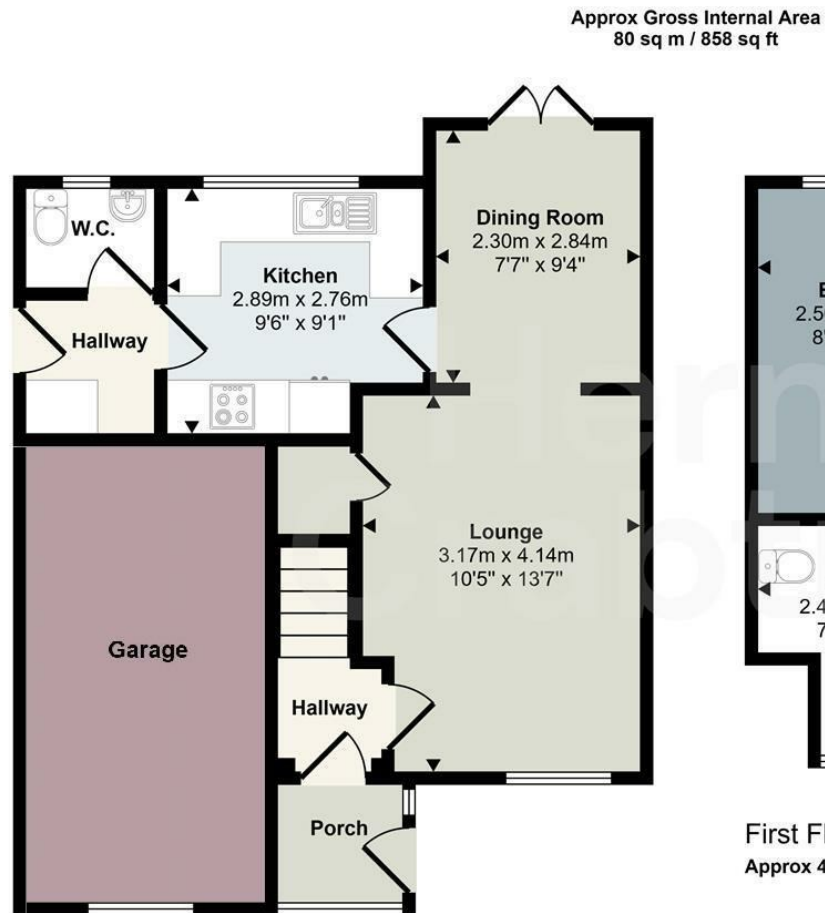
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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