

8 Pentwyn Terrace, Marshfield
Nr Cardiff
CF3 2TW

Entrance Hallway

Entered via upvc front door with window to front, laminate flooring, stairs to first floor, doors leading off to:-

Shower Room

Down stairs shower room with walk in shower cubicle and wall mounted electric shower, low level w.c., vanity wash hand basin, extractor fan, fully tiled walls, window to front.



Lounge 16'11" x 11'0"

Double aspect Lounge with windows to front and rear, feature fireplace with coal effect gas fire, wall mounted feature lighting, t.v. aerial point,



Kitchen 13'5"x 9'4"

Fitted kitchen comprising plenty of wall and base units including sink and drainer with mixer tap, integrated Fridge, space for cooker, complimentary tiled walls, large understairs storage cupboard, window to rear, ceramic tiled floor, archway leading to:-



Dining Room 18'3" x 8'4"

A lovely bright room which is currently used as a bedroom and has large picture window to side, coved ceiling, laminate flooring, upvc d.g. French Style doors opening out onto rear garden.



First Floor Landing

Window to rear, doors leading off to:-

Bedroom One 17'9" x 7'7"

Doiuble bedroom with windows to front and rear, a range of built in storage cupboards and dressing table,

Bedroom Two 12'3" x 8'8"

Double bedroom, window to front, door to stairs leading up to a full boarded loft room, boiler housed just behind this door.

Bedroom Three 8'10" x 9'7"

Double bedroom, window to rear.

Outside Front

Large front garden laid to lawn, shared access through archway to this garden and the neighbours.

Rear Garden

Once again a large garden laid WITH "Resin" patio area

then laid to lawn with plenty of feature flower boxes with shrubs and flowers, decked patio to rear, enclosed by means of wood panel fencing, gate to side then further gate to another area of garden which is currently over grown and houses a large detached shed.



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		57
		70
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		45
		60
England & Wales		EU Directive 2002/91/EC



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Situated At This Lovely Village Location in The Heart Of Marshfield With Easy Access To The M4 Corridor Is This Extended Three Double Bedroom Mid Terrace House With Masses Of Potential. The Property Further Comprises:- Entrance Hallway, Lounge, Fitted Kitchen, Downstairs Shower Room, Dining Room, The Aforementioned Bedrooms, Fully Boarded Loft With Staircase, Large Garden To Rear, Gas C/H., Close To Local Primary/Junior School, Shop and Village Pub/restaurant, Viewing Is A Must!!