

Mallards Reach
Marshfield
Cardiff
CF3

£385,000



- OFFERS OVER; £385,000
- Four Bedroom Detached Property
- Integral Garage
- Two Reception Rooms + Snug
- Ground Floor WC
- Conservatory
- Off Road Parking
- Well Manicured Lawn
- EPC Rating: C
- Council Tax Band: F

Ref: PRA11736

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERS OVER; £385,000

Nestled in the peaceful crescent of Mallards Reach, Marshfield, this generously sized four-bedroom detached home boasts a well-designed layout; including: a spacious living room, a separate dining room, a delightful conservatory, a fully-equipped kitchen, and a snug- providing ample room to accommodate your family's every need.

Adding to the convenience of this home is the ground floor WC and an integral garage, enhancing the practicality of daily life.

One of the crowning jewels of this property is its secluded rear garden, offering both privacy and tranquility. A haven for gardening enthusiasts, it boasts an array of flourishing flowers, luscious shrubs, and mature trees that enhance its natural beauty. A serene pond with a soothing water feature adds an extra touch of charm to the outdoor oasis.

The meticulously maintained lawn seamlessly connects with a paved patio area, complete with a dedicated BBQ space, setting the stage for idyllic outdoor gatherings and entertaining moments.

Additional advantages of this property include: off-road parking, convenient side access and a welcoming front garden that enhances the property's curb appeal.

Located just a stone's throw away from the A48/M4, commuting is a breeze, and all your essential amenities are within easy reach. Further emphasising that this property will make a great family home, is that it is within the catchment of several popular primary and secondary schools; including but not limited to, Bassaleg School, Marshfield Primary School and St Johns College.

This property is not one to be missed, so call us today on 02920797919 to book your viewing TODAY!

Accommodation

Entrance

Entrance via PVC door with frosted stained glass panels, into hallway;

Hallway (13' 08" x 4' 0") or (4.17m x 1.22m)

Wood effect laminate floor, radiator, partially painted and partially papered walls, dado rail, textured ceiling, carpeted stairs to first floor, under stair storage cupboard. Doors off to all ground floor rooms:



Ground Floor WC (4' 09" x 2' 04") or (1.45m x 0.71m)

PVC window to front, wood effect laminate floor continued from hallway, plastered and painted walls, close couple WC, sink with hot and cold taps, tiled splashback, radiator, textured ceiling.



Living Room (15' 07" x 11' 07") or (4.75m x 3.53m)

Window to front aspect, feature fireplace with surround, carpeted floor, textured ceiling, partially painted and partially papered walls, two radiators, double doors leading to dining room;



Dining Room (11' 09" x 9' 07") or (3.58m x 2.92m)

Carpeted floor continued from living room, partially papered and partially painted walls, textured ceiling, radiator, door into kitchen, sliding doors into conservatory;



Conservatory

PVC conservatory with polycarbonate roof, tiled floor, french doors to rear garden.



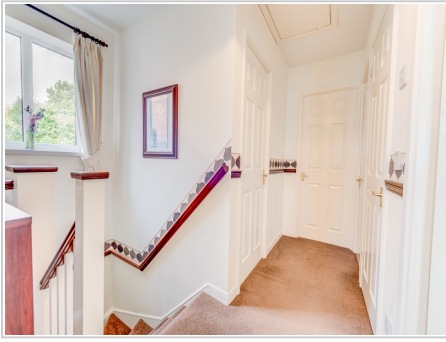
Kitchen (13' 07" x 8' 09") or (4.14m x 2.67m)

PVC window to rear aspect. Fitted with a range of matching shaker style wall and base units, 1 1/2 bowl stainless steel sink unit with mixer tap, set upon complimenting laminate work surfaces, integrated dish washer, spaces for: fridge freezer and washing machine, five burner gas hob, built in stacked double oven, wall mounted boiler housed in wall unit, tiled splash back and tiled floor. Doors leading to hallway and dining room. Opening to snug;



Snug (13' 0" x 7' 09") or (3.96m x 2.36m)

PVC window to rear aspect, PVC door to rear, carpeted floor, radiator, partially papered and partially painted walls, access to loft area above snug.



First Floor Landing

PVC window to side aspect, carpeted floor, storage cupboard housing hot water cylinder, dado rail, textured ceiling, access to loft space. Doors off to all first floor rooms;



Bedroom 1 (13' 03" x 8' 05") or (4.04m x 2.57m)

PVC window to front aspect, built in wardrobes with mirrored sliding doors, wood effect laminate floor, plastered and painted walls, textured ceiling, radiator. Opening to ensuite;



En Suite (3' 04" x 7' 08") or (1.02m x 2.34m)

PVC window to side aspect, tiled shower cubicle with chrome wall mounted mains shower, vanity wash hand basin, tiled splashback, tiled floor, textured ceiling.



Bedroom 2 (11' 0" x 10' 0") or (3.35m x 3.05m)

PVC window to rear aspect, carpeted floor, plastered and painted walls, radiator, textured ceiling.



Bedroom 3 (8' 02" x 8' 09") or (2.49m x 2.67m)

PVC window to rear aspect, wood effect laminate floor, plastered and painted walls, textured ceiling, radiator.



Bedroom 4 (8' 04" x 8' 09") or (2.54m x 2.67m)

PVC window to front aspect, carpeted floor, textured ceiling, radiator, plastered and painted walls.



Bathroom (6' 08" x 5' 04") or (2.03m x 1.63m)

PVC window to side aspect, fully tiled, radiator, close couple WC, pedestal wash hand basin with mixer tap, panelled bath, wall mounted chrome mains shower over bath, with shower head and extra shower attachment.



Rear Garden

Enclosed rear garden with feather edge fenced boundaries, , flower and mature shrub borders to lawn, paved patio area with designated BBQ space, gated side access, pond with water feature, outdoor sensor light, outdoor electric point.

Garage

Garage with up and over door, power and light.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

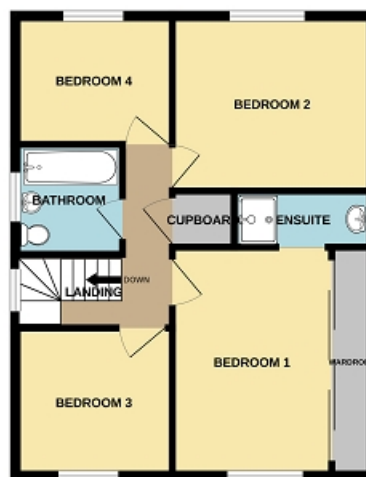
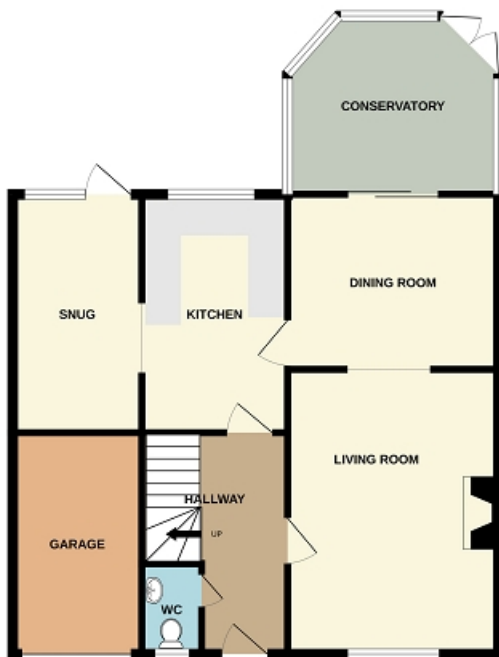
Band F





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.