

31 The Shires  
Marshfield  
Cardiff  
CF3 2AZ

£390,000



- Three Bedroom Detached
- Three Reception Rooms
- Gardens to Front and Rear
- Ensuite
- Utility Room
- Off Road Parking
- No Chain
- Must Be Viewed
- Popular Location

Ref: PRA10138

Viewing Instructions: Strictly By Appointment Only



## General Description

Daniel Matthew are pleased to present for sale this delightful three-bedroom detached property in the charming village of Marshfield, surrounded by picturesque countryside. This family home features an ensuite, utility room, garage, and a delightful conservatory. With its inviting living space, well-appointed kitchen, and tranquil surroundings, this property offers the perfect blend of comfort and natural beauty. Ideal for those seeking a peaceful lifestyle in a close-knit community but within a short distance of amenities and transport links this home is a true gem in Marshfield.

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## Accommodation

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### Entrance Hallway

Enter via UPVC double glazed door to hallway, textured ceiling, plain walls, carpet flooring, radiator, stairs to first floor, doors leading to all ground floor rooms.

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### Lounge (13' 09" x 11' 03") or (4.19m x 3.43m)

UPVC double glazed window to front aspect, textured ceiling, papered walls, carpet flooring, radiator, gas fire (please note this has not been checked) double doors leading to dining room.

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### Dining Room (10' 06" x 8' 10" ) or (3.20m x 2.69m)

UPVC double glazed French doors leading to conservatory, textured ceiling, papered walls, carpet flooring, door to kitchen.

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### Kitchen/ Breakfast Room (10' 07" x 9' 01") or (3.23m x 2.77m)

UPVC double glazed window to rear aspect. Matching wall and base units with complementary work surface, composite sink/drainage, plumbing for dishwasher, integrated hob and oven with extractor hood over, laminate flooring, radiator, door to utility room.

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## Utility Room

Door leading to rear garden, base units, combi boiler.

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## Conservatory

UPVC double glazed built with dwarf wall, laminate flooring, French door leading to rear garden.

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## Cloakroom/w.c

UPVC double glazed obscured window to front aspect, low level WC, wash hand basin, radiator, carpet flooring.

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## Landing

Window to side aspect, textured ceiling, access to loft, plain walls, carpet flooring, doors leading to all first floor rooms.

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## Master Bedroom (13' 05" x 9' 04") or (4.09m x 2.84m)

UPVC double glazed bay window to front aspect, textured ceiling, papered walls, carpet flooring, fitted mirrored wardrobes, radiator, door to ensuite.

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## En Suite

Obscured window to side aspect, textured ceiling, tiled splashback, low level WC, wash hand basin, shower cubicle, carpet flooring.

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## Bedroom Two (9' 0" x 9' 04") or (2.74m x 2.84m)

Window to rear aspect, texture ceiling, papered walls, carpet flooring, fitted wardrobes, radiator.

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### Bedroom Three (8' 11" x 6' 10") or (2.72m x 2.08m)

Window to rear aspect, texture ceiling, painted walls, carpet flooring, radiator.

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### Bathroom

UPVC double glazed obscured window to front aspect, textured ceiling, painted walls with tiled splash back, low level WC, pedestal wash hand basin, bath, carpet flooring, radiator, airing cupboard.

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### Outside

Front - Laid to lawn with mature shrubs and hedging, off road parking, side access to rear garden.

Rear - Well maintained rear garden with lawn area, mature shrubs and hedges, patio area.

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### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C73

### Tenure

We are informed that the tenure is Freehold

Length of lease: .

### Ground Rent

### Service Charge

### Council Tax

Band F

Deposit: £0.00

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*