

Mallards Reach

MARSHFIELD, CARDIFF, CF3 2NN

£540,000

Hern &
Crabtree



Mallards Reach

An impressive four-bedroom detached family home in Marshfield, beautifully presented throughout and offering a particularly generous arrangement of living space, gardens, parking and a versatile double garage.

Built in 1998, the house has been thoughtfully maintained and provides a wonderfully comfortable home with an easy sense of space. The entrance hall leads into a substantial dual-aspect living room, where doors open directly onto the rear garden and an electric fireplace creates a natural focal point. Alongside is an excellent kitchen and dining room, designed as a sociable everyday space with a breakfast bar, integrated appliances and further doors onto the garden. Both the living and dining areas benefit from air conditioning, while a ground-floor cloakroom completes the accommodation on this level.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Two further bedrooms have air conditioning, with one also providing fitted mirrored wardrobes, while a separate family bathroom serves the remaining rooms.

Outside, the broad driveway provides parking for several vehicles and includes an EV charging point. The double garage is currently divided to provide traditional garage space alongside a superb office and gym, ideal for home working or exercise. To the rear is a large, enclosed garden with an extensive paved terrace, lawn and established planting, creating a lovely extension of the living space during warmer months.

Marshfield offers an appealing village setting between Cardiff and Newport, with a local shop, pharmacy, community facilities, recreation ground and pub, as well as Marshfield Primary School within the village. The nearby A48 and M4 provide excellent road connections towards Cardiff, Newport and beyond, making the location particularly convenient for commuters while retaining a more relaxed village atmosphere.



Approx 1419.00 sq ft

Entrance Hall

PVC entrance door with double glazed panel to the upper section and double glazed side panels. Wooden flooring, staircase rising to the first floor, recessed lighting, coved ceiling and useful understairs storage cupboard. Doors provide access to the principal ground-floor rooms.

Living Room

Double glazed window to the front and double glazed patio doors opening onto the rear garden. A particularly generous dual-aspect reception room with wooden flooring, coved ceiling, radiator and air conditioning. Electric fireplace with wooden mantel, stone surround and hearth provides a focal point to the room.

Cloakroom / WC

Obscure double glazed window to the rear. Fitted with a WC and wash hand basin, together with heated towel rail, recessed lighting, dado rail and panelling below.

Kitchen / Dining Room

Double glazed window overlooking the rear garden, double glazed patio doors opening from the dining area onto the garden and a PVC side door with double glazed upper panel. A spacious kitchen and dining room with continuous flooring, coved ceiling and recessed lighting.

The kitchen is fitted with a range of wall and base units with wood-effect laminate work surfaces and tiled splashbacks, together with a composite sink and drainer. Appliances include an integrated dishwasher, two integrated combination oven/grills and wine cooler, with space for a large freestanding fridge/freezer. A breakfast bar provides additional seating and preparation space. The gas combination boiler is housed within a cupboard.

The dining area provides ample room for a substantial dining table and benefits from air conditioning and two vertical radiators, with direct access onto the rear terrace.

First Floor Landing

Wooden flooring, wooden balustrade, access to the loft and storage cupboard housing the water tank. Doors to all four bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front. Wooden flooring, radiator and decorative timber panelling to the wall behind the bed. Door to the en-suite shower room.

En-Suite Shower Room

Obscure double glazed circular window to the front. Fitted with a corner walk-in shower enclosure, WC and wash hand basin. Tiled walls and floor, heated towel rail and recessed lighting.

Bedroom Two

Double glazed window to the front. Wooden flooring, radiator, recessed lighting and air conditioning. Built-in wardrobe with mirrored sliding doors.

Bedroom Three

Double glazed window overlooking the rear garden. Wooden flooring, radiator, recessed lighting and air conditioning.

Bedroom Four

Double glazed window overlooking the rear garden. Wooden flooring, radiator and recessed lighting.

Family Bathroom

Double glazed window to the rear. Fitted with a panelled bath with power shower over, WC and wash hand basin. Tiled floor, tiling around the bath, dado rail with panelling below, recessed lighting and mirrored storage.

Double Garage / Office & Gym

The double garage is currently arranged as two distinct spaces. One side provides traditional garage accommodation with an up-and-over door, power and lighting.

The adjoining office and gym has double glazed windows to the front and side, together with a double glazed entrance door to the front and additional obscure glazed panels. Finished with parquet flooring, radiator and recessed lighting, with power and Wi-Fi connectivity, creating an excellent space for home working, exercise or hobbies.

Frontage & Driveway

A particularly generous driveway provides off-road parking for approximately four vehicles and access to the double garage. An EV charging point and external cold water tap are provided, with gated pedestrian access leading alongside the house to the rear garden. A small storm porch shelters the main entrance.

Rear Garden

A large, enclosed and predominantly level rear garden, arranged with a substantial paved terrace immediately adjoining the house and a generous central lawn. Raised planted beds run along one side, with established fir trees providing greenery and screening to the opposite boundary.

An electric retractable awning provides shade over the terrace, while an outside cold water tap adds practicality. Gated side access leads back to the front, with a further paved section and a small area currently used for vegetable growing.

Disclaimer

Council Tax Band: F

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

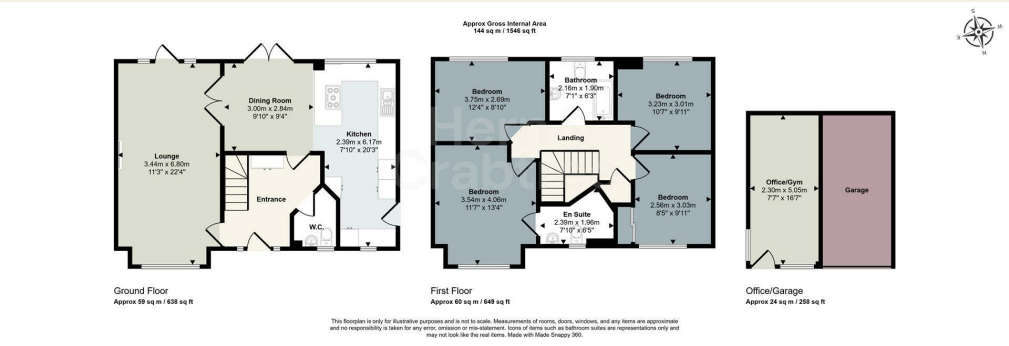
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(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



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.