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CARDIFF VALE CAERPHILLY BRISTOL

Mallards Reach

MARSHFIELD

A truly impressive executive home. The whole property has been fully renovated, and extended top to bottom, to an incredibly high standard, you really could move straight in. The finish is impeccable! We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.

Comments by Mr Ollie Vincent

Property Specialist

Mr Ollie Vincent

Senior valuer

ollie.vincent@jeffreyross.co.uk

I have truly loved living here. The location is ideal, and I have been delighted with the improvements I have made. I also have wonderful neighbours in every direction. I hope the new owners enjoy it just as much as I have.

Comments by the Homeowner

Mallards Reach

Total Area: 195.3 m² ... 2102 ft²

All measurements are approximate and for display purposes only

Mallards Reach

Marshfield, Cardiff, CF3 2NN

Asking Price

£600,000

4 Bedroom(s) | 3 Bathroom(s) | 2102.00 sq ft

Contact our

Llanishen Branch

02920 499680

Jeffery Ross are proud to present, Mallards Reach, Marshfield, Cardiff. This stunning house offers an impressive 2,102 square feet of modern living space. This immaculately presented property boasts a wealth of contemporary features that cater to modern day living.

Upon entering, you will be greeted by a beautifully designed and fully renovated interior that includes a contemporary kitchen, complete with a stylish island, and three beautifully finished bathrooms, all completed back in 2015. The house has been enhanced with new flooring and carpets throughout, ensuring a fresh and inviting atmosphere. The renovations continued with a garage conversion in 2017, which now serves as a functional office space, perfect for those who work from home.

In 2019 and 2020, the property underwent further significant extensions, including a single-storey rear extension that introduced a delightful dining room and snug area, as well as an extended utility room. A double-storey side extension added a spacious double-length garage and a walk in wardrobe / dressing room, while a front extension created a welcoming porch.

The property is equipped with many modern design features including bi-fold doors, skylights and underfloor heating, ensuring comfort and convenience. The garden has been thoughtfully landscaped, featuring a new patio, and the driveway and front fence were also updated in 2022, enhancing the overall curb appeal.

With parking available for up to four vehicles, this home is not only practical but also perfectly positioned for family living. This exquisite property in Marshfield is a rare find, combining modern amenities with thoughtful design, making it an ideal choice for those seeking a stylish and spacious family home.

This incredible home really is a must see. It is one not to be missed. Call the office on 02920 499680 and book your viewing today!

Hall

Office / Play Room 8'9" x 16'4" (2.67 x 5.00)

Kitchen (open plan) 21'4" x 10'0" (6.52 x 3.06)

Dining Room (open plan) 19'1" x 9'8" (5.83 x 2.97)

Snug (open plan) 10'2" x 9'8" (3.11 x 2.97)

Living Room 11'0" x 16'4" (3.37 x 5.00)

Utility Room

W/C

Garage

to the first floor

Landing

Bedroom 1 11'0" x 15'1" (3.37 x 4.60)

Ensuite

Walk-in Wardrobe 6'11" x 18'0" (2.12 x 5.5)

Bedroom 2 11'0" x 11'4" (3.37 x 3.46)

Bedroom 3 8'4" x 9'11" (2.56 x 3.04)

Bedroom 4 8'1" x 11'4" (2.47 x 3.46)

Bathroom

Tenure

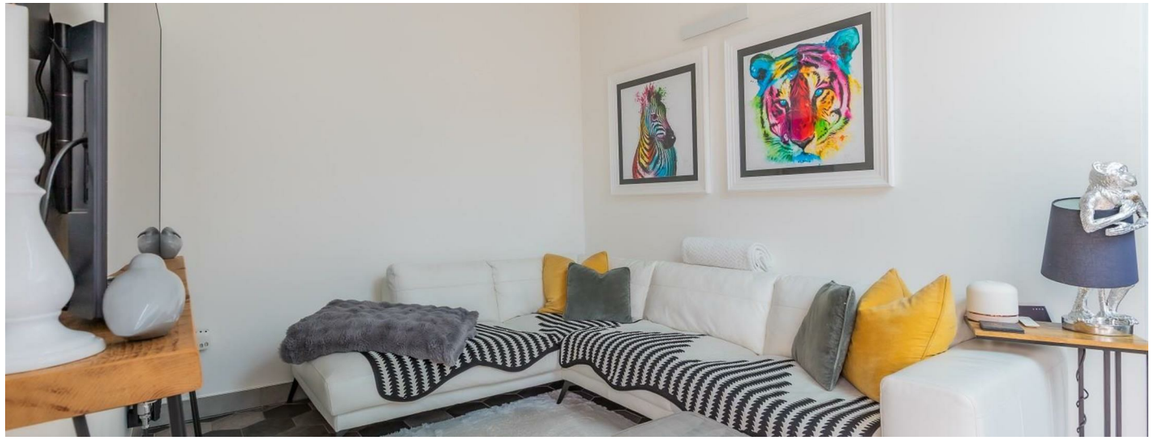
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

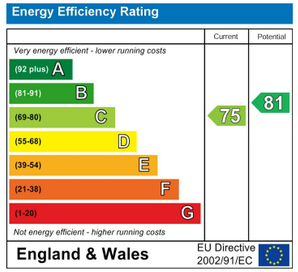
Council Tax

BAND F

School Catchment

English medium primary for admission from July 2023 onwards is Marshfield Primary
English-medium secondary effective from 2021 is Bassaleg School
Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenlli
Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport




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
75
81
England & Wales
EU Directive 2002/91/EC