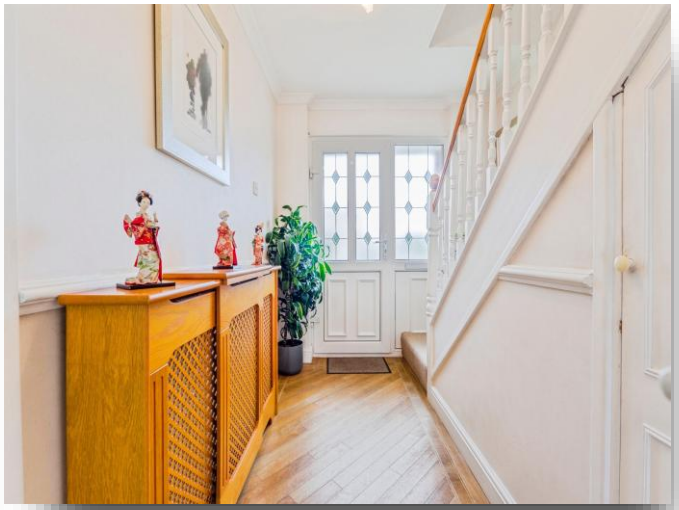






Marshall Close, Cardiff CF5 2QQ

allen & harris

welcome to

Marshall Close, Cardiff

An exceptional four-bedroom detached family home situated in the sought-after Danescourt area of Cardiff. The property offers spacious and versatile accommodation throughout. Outside, benefits from a driveway, generous front and rear gardens, a courtyard area, a patio area, EV charging point.













Entrance Hall
A welcoming entrance hall featuring a bespoke solid Welsh slate front doorstep, attractive Amtico flooring, and a radiator with decorative cover. Practical understairs storage provides useful space for coats and household items, while access to the property's electrical system is conveniently located here.

W.C.
A well-presented cloakroom featuring bespoke fitted cupboard units with a WC and hand wash basin set beneath a stylish quartz worktop. A heated electric towel rail and a double glazed frosted window.

Reception Room
15' 2" Max x 12' 10" Max (4.62m Max x 3.91m Max)
A comfortable and well-proportioned reception room featuring fitted carpeting and a double glazed window that allows for plenty of natural light. A remote-controlled living flame gas fire, set in a solid marble modern fireplace creating a warm and inviting atmosphere. A gas radiator provides additional comfort, making this an ideal space for both relaxing and entertaining.

Kitchen/Diner
20' 4" Max x 12' 9" Max (6.20m Max x 3.89m Max)
A large stylish and thoughtfully designed kitchen/diner fitted with a high-quality Sigma kitchen complemented by quartz worktops and a central island. The kitchen incorporates a comprehensive range of integrated appliances, including an induction hob, fridge, freezer compartment, dishwasher, washing machine, oven, microwave combination oven and plate warmer, all recently installed. Amtico tiled flooring runs throughout, while dimmable lighting and spotlights. A double glazed window to the side and large sliding double glazed doors allow for excellent natural light and provide seamless access to the outside space. The room is further enhanced by an electric radiator and inset sink. The kitchen benefits from approximately six years remaining on the manufacturer's warranty.

Landing
A well-maintained landing providing access to the first-floor accommodation. A useful airing cupboard and a frosted side window.

Bedroom One
15' 11" Max x 10' 9" Max (4.85m Max x 3.28m Max)
A well-proportioned principal double bedroom featuring laminate flooring and a radiator. A double glazed window to the front aspect provides natural light.

Bedroom Two
12' 1" Max x 10' 9" Max (3.68m Max x 3.28m Max)
A comfortable double bedroom featuring laminate flooring, gas central heating and a double glazed window.

Bedroom Three
9' 5" Max x 8' 10" Max (2.87m Max x 2.69m Max)
A further double bedroom with Laminate flooring and a double glazed window providing natural light. The room benefits from a gas radiator for comfort and includes a built in double depth wardrobe.

Bedroom Four
9' 4" Max x 8' 1" Max (2.84m Max x 2.46m Max)
A bright and comfortable double bedroom featuring laminate flooring, double glazed window and a radiator.

Bathroom
6' 3" Max x 6' 1" Max (1.91m Max x 1.85m Max)
A contemporary family bathroom fitted with a panelled bath and overhead shower, complemented by quality Kohler sanitaryware. The room is finished with tiled flooring and fully tiled walls and a frosted double glazed side window.

Rear Garden
A secluded and secure family-friendly rear garden offering an ideal balance of relaxation and entertaining. Beautifully maintained, the garden enjoys lawn and patio areas, an attractive pond, and a substantial powered summerhouse, creating versatile indoor and outdoor space for year-round enjoyment. A large insulated and galvanised steel workshop with its own independent electricity supply provides an excellent workspace, home office or hobby room. Further benefits include side access to a courtyard area and an EV charging point.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Marshall Close, Cardiff

- Four-bedroom detached family home
- Spacious kitchen/diner with Sigma fitted kitchen
- Powered outbuildings
- EV charging point
- Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£525,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108323

The Property Ombudsman

Property Ref:
CRP108323 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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