



Sheppard

Cambrian Drive | Marshfield | Cardiff | CF3 2TE

Asking price £525,000



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Nestled in the charming village of Marshfield, Cardiff, this delightful detached family residence on Cambrian Drive offers a perfect blend of comfort and modern living. Spanning an impressive 1,416 square feet, this home is one of three situated in a peaceful cul-de-sac, ensuring a tranquil environment away from the hustle and bustle.

Upon entering, you are greeted by a spacious living room that features double doors leading to a generously sized kitchen and dining area, complete with a stylish island—ideal for family gatherings and entertaining guests. The ground floor is designed for both functionality and flow, making it a wonderful space for everyday living. Ground floor WC to add to the convenience.

- Detached family residence
- Quiet cul-de-sac location
- Spacious kitchen/dining room
- Living room with double doors
- Four generous bedrooms
- En-suite in master bedroom
- Private rear garden
- Driveway and garage
- Near Marshfield Primary
- Village shop nearby

**Entrance hall**

**En-suite shower room**

**Ground floor WC**

**Bedroom 2**

10'0 x 10'3 (3.05m x 3.12m)

**Living room**

16'2 x 11'7 (4.93m x 3.53m)

**Kitchen/dining room**

30'10 x 13'1 (9.4m x 3.99m)

**integral garage**

15'4 x 7'9 (4.67m x 2.36m)

**First floor**

**Family shower room**

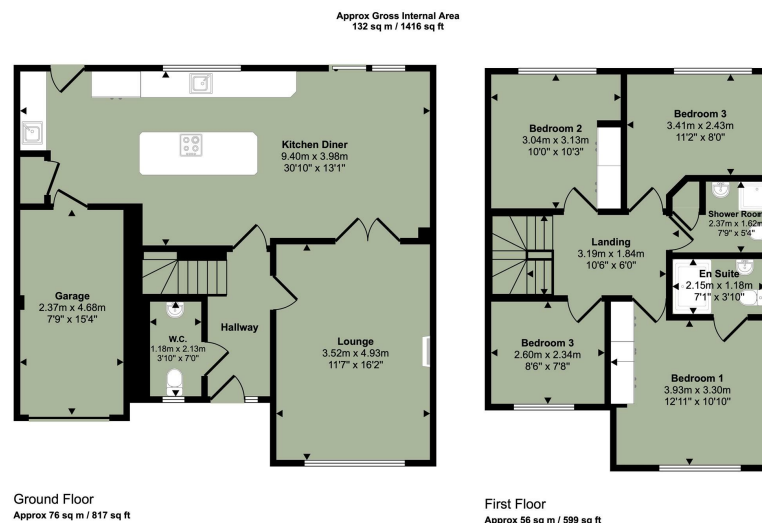
**Driveway**

**Landing**

**Rear garden**

**Bedroom 1**

12'11 x 10'10 (3.94m x 3.3m)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	

Council Tax Band F  
EPC Rating C

Cyncoed  
Cardiff  
CF23 6SZ  
02921 051927  
sales@sheppardandbear.com