



# MARSHFIELD, CARDIFF

Guide price **£230,000**



# 87 PENTWYN TERRACE

Marshfield, Cardiff, Cardiff CF3 2UL



Close to well-regarded primary school  
Close proximity to M4 corridor  
No onward chain

Located in the highly desirable and family-friendly village of Marshfield, this beautifully presented three-bedroom semi-detached property has been thoughtfully upgraded by the current owners, offering stylish and comfortable living throughout. Perfectly suited to first-time buyers or growing families, the home provides well-proportioned accommodation with a modern finish, ready to move straight into.

The property benefits from its prime position within close proximity to a selection of fantastic local pubs, a very well-regarded primary school, and excellent transport links with easy access to the M4 corridor ideal for those commuting to nearby cities. Marshfield itself is renowned for its strong sense of community, making it a welcoming and sought-after place to call home.

Further enhancing its appeal, the property is offered to the market with no onward chain, ensuring a smooth and straightforward purchase process for prospective buyers.

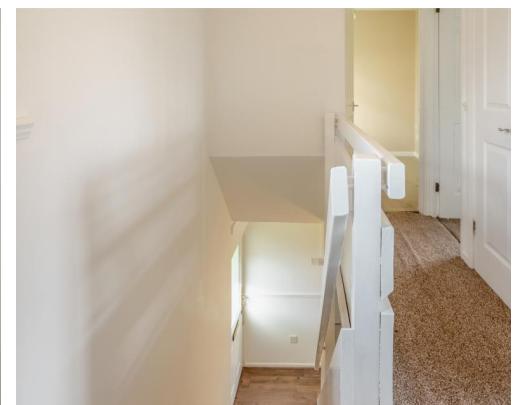
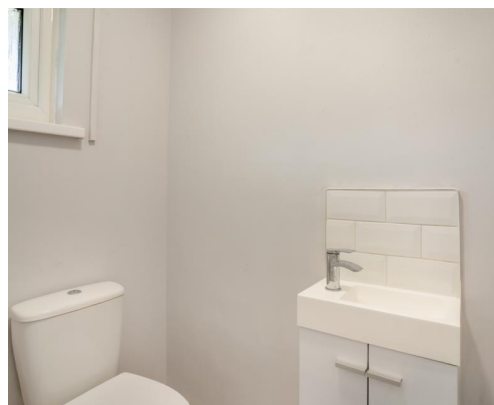


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### KEY FEATURES

- No onward chain
- Ideal first time purchase
- Recently modernised by current sellers
- Downstairs WC
- Great views over the surrounding countryside
- Close proximity to the M4 corridor



# STEP INSIDE

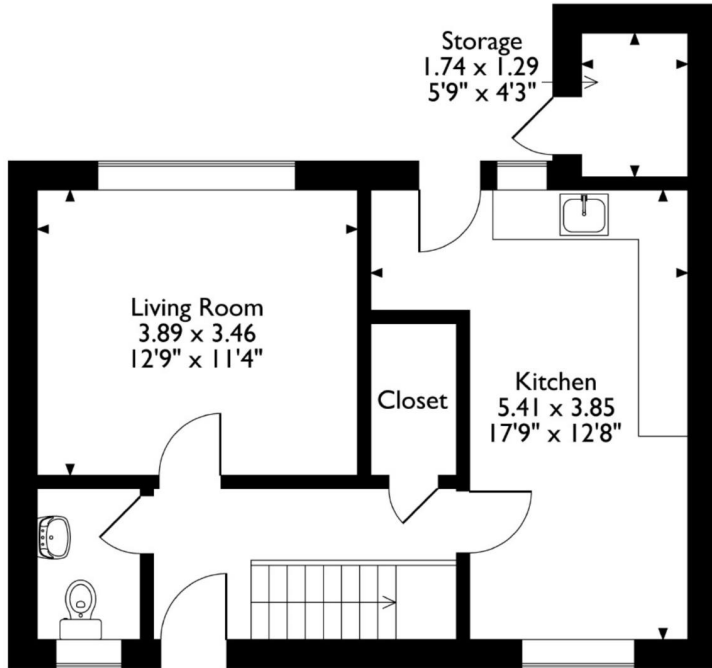


As you step inside, you are welcomed into a bright entrance hall offering a practical and well-laid-out space.

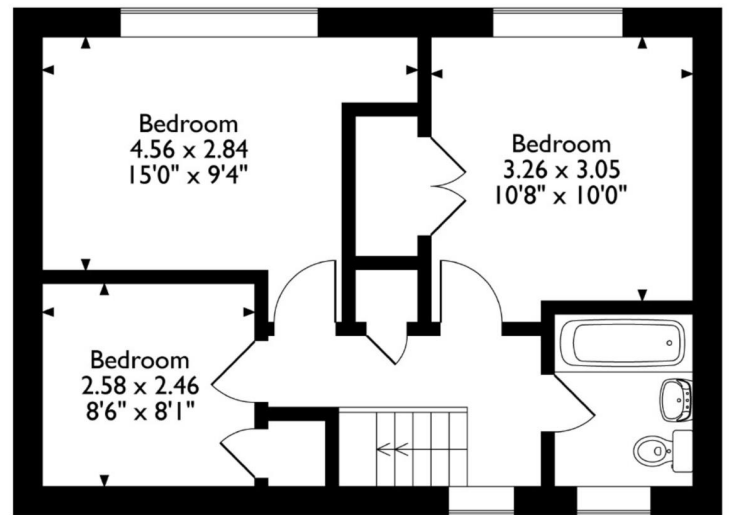
From left to right, you have access to a convenient downstairs WC, a comfortable living room ideal for relaxing, a generous storage cupboard, and entry into the kitchen diner, along with stairs rising to the first floor.

The kitchen diner has been recently modernised by the current sellers, featuring contemporary finishes and ample space for both cooking and dining, making it perfect for everyday living and entertaining. From here, you also benefit from direct access out to the rear garden.

**87, Street: Pentwyn Terrace Marshfield, Cardiff, Cardiff**  
**Approximate Gross Internal Area**  
**Main House = 86 Sq M/926 Sq Ft**  
**Outside Storage = 2 Sq M/22 Sq Ft**  
**Total = 88 Sq M/948 Sq Ft**



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, the property continues to impress with three well-proportioned bedrooms and a family bathroom.

Additionally, there is an airing cupboard which houses a brand new boiler, adding further practicality and peace of mind for prospective buyers.

# STEP OUTSIDE



Stepping outside, the rear garden offers a low-maintenance and practical space, perfect for those seeking easy upkeep. Laid with patio slabs and complemented by decorative stone, it provides an ideal setting for outdoor seating and entertaining during the warmer months. To the rear of the garden, there is a useful block-built storage shed, perfect for securely storing tools and gardening equipment, adding further convenience to this well-designed outdoor area.

## INFORMATION

Postcode: CF3 2UL  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: D



## DIRECTIONS

What3words: ///attend.flickers.crispy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	89
(69-80)	C		
(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	

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