



## 28 Oakfields

Marshfield, Cardiff

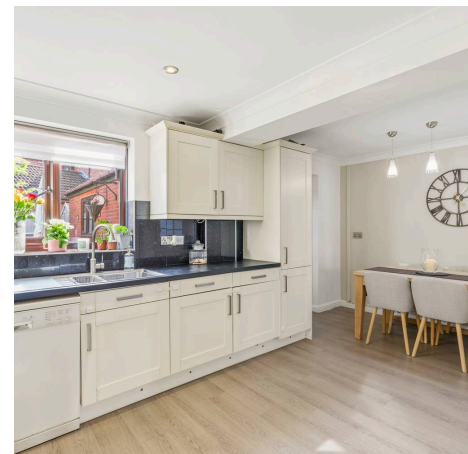
Five Bedroom Detached Home, Marshfield –  
Bassaleg School Catchment, Three Reception  
Rooms and Three-Car Driveway  
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FIVE BEDROOM DETACHED HOME IN THE HEART OF MARSHFIELD VILLAGE
- LARGE MASTER BEDROOM WITH PRIVATE EN-SUITE
- THREE RECEPTION ROOMS PLUS CONSERVATORY
- UTILITY ROOM SUITABLE FOR HOME OFFICE OR BUSINESS USE
- THREE-CAR PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN
- ABUNDANCE OF BUILT-IN STORAGE THROUGHOUT
- CATCHMENT FOR MARSHFIELD PRIMARY SCHOOL AND BASSALEG HIGH SCHOOL
- EXCELLENT ACCESS TO A48 AND M4 CORRIDOR



**WRIGHTS.**



**Foyer**

13' 8" x 3' 6" (4.17m x 1.07m)

**W/C**

5' 10" x 2' 10" (1.78m x 0.86m)

**Living room**

13' 8" x 10' 10" (4.17m x 3.30m)

**Dining Room**

10' 8" x 8' 9" (3.24m x 2.67m)

**Conservatory**

10' 10" x 8' 8" (3.30m x 2.64m)

**Kitchen**

10' 8" x 10' 2" (3.24m x 3.10m)

**Dining area**

9' 9" x 7' 6" (2.97m x 2.28m)

**Reception Room**

10' 6" x 7' 6" (3.20m x 2.28m)

**Utility Room**

8' 9" x 7' 3" (2.67m x 2.22m)

**Home Office**

13' 0" x 7' 3" (3.96m x 2.22m)

**Shower Room**

3' 2" x 7' 3" (0.97m x 2.21m)

**Hall**

9' 11" x 10' 7" (3.02m x 3.23m)

**Primary bedroom**

11' 8" x 11' 1" (3.56m x 3.38m)

**En-suite**

3' 1" x 7' 7" (0.94m x 2.31m)

**Bedroom 2**

12' 8" x 11' 1" (3.86m x 3.38m)

**Bedroom 3**



**GARDEN**

**DRIVEWAY**

3 Parking Spaces





**TOTAL: 1566 sq. ft**  
 1st floor: 926 sq. ft, 2nd floor: 640 sq. ft  
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, WALLS: 145 sq. ft

FLOOR PLAN CREATED BY CURBCALIA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**WRIGHTS.**

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