Mallards Reach

MARSHFIELD, CARDIFF, CF3 2NN

£525,000

Hern & Crabtree

Mallards Reach

An impressive four-bedroom detached family home in Marshfield, beautifully presented throughout and offering a particularly generous arrangement of living space, gardens, parking and a versatile double garage.
Built in 1998, the house has been thoughtfully maintained and provides a wonderfully comfortable home with an easy sense of space. The entrance hall leads into a substantial dual-aspect living room, where doors open directly onto the rear garden and an electric fireplace creates a natural focal point. Alongside is an excellent kitchen and dining room, designed as a sociable everyday space with a breakfast bar, integrated appliances and further doors onto the garden. Both the living and dining areas benefit from air conditioning, while a ground-floor cloakroom completes the accommodation on this level.
Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Two further bedrooms have air conditioning, with one also providing fitted mirrored wardrobes, while a separate family bathroom serves the remaining rooms.
Outside, the broad driveway provides parking for several vehicles and includes an EV charging point. The double garage is currently divided to provide traditional garage space alongside a superb office and gym, ideal for home working or exercise. To the rear is a large, enclosed garden with an extensive paved terrace, lawn and established planting, creating a lovely extension of the living space during warmer months.

Marshfield offers an appealing village setting between Cardiff and Newport, with a local shop, pharmacy, community facilities, recreation ground and pub, as well as Marshfield Primary School within the village. The nearby A48 and M4 provide excellent road connections towards Cardiff, Newport and beyond, making the location particularly convenient for commuters while retaining a more relaxed village atmosphere.

Approx 1419.00 sq ft

Council Tax Band: F

Entrance Hall
PVC entrance door with double glazed panel to the upper section and double glazed side panels. Wooden flooring, staircase rising to the first floor, recessed lighting, coved ceiling and useful understairs storage cupboard. Doors provide access to the principal ground-floor rooms.

Living Room
Double glazed window to the front and double glazed patio doors opening onto the rear garden. A particularly generous dual-aspect reception room with wooden flooring, coved ceiling, radiator and air conditioning. Electric fireplace with wooden mantel, stone surround and hearth provides a focal point to the room.

Cloakroom / WC
Obscure double glazed window to the rear. Fitted with a WC and wash hand basin, together with heated towel rail, recessed lighting, dado rail and panelling below.

Kitchen / Dining Room
Double glazed window overlooking the rear garden, double glazed patio doors opening from the dining area onto the garden and a PVC side door with double glazed upper panel. A spacious kitchen and dining room with continuous flooring, coved ceiling and recessed lighting.
The kitchen is fitted with a range of wall and base units with wood-effect laminate work surfaces and tiled splashbacks, together with a composite sink and drainer. Appliances include an integrated dishwasher, two integrated combination oven/grills and wine cooler, with space for a large freestanding fridge/freezer. A breakfast bar provides additional seating and preparation space. The gas combination boiler is housed within a cupboard.
The dining area provides ample room for a substantial dining table and benefits from air conditioning and two vertical radiators, with direct access onto the rear terrace.

First Floor Landing
Wooden flooring, wooden balustrade, access to the loft and storage cupboard housing the water tank. Doors to all four bedrooms and the family bathroom.

Bedroom One
Double glazed window to the front. Wooden flooring, radiator and decorative timber panelling to the wall behind the bed. Door to the en-suite shower room.

En-Suite Shower Room
Obscure double glazed circular window to the front. Fitted with a corner walk-in shower enclosure, WC and wash hand basin. Tiled walls and floor, heated towel rail and recessed lighting.

Bedroom Two
Double glazed window to the front. Wooden flooring, radiator, recessed lighting and air conditioning. Built-in wardrobe with mirrored sliding doors.

Bedroom Three
Double glazed window overlooking the rear garden. Wooden flooring, radiator, recessed lighting and air conditioning.

Bedroom Four
Double glazed window overlooking the rear garden. Wooden flooring, radiator and recessed lighting.

Family Bathroom
Double glazed window to the rear. Fitted with a panelled bath with power shower over, WC and wash hand basin. Tiled floor, tiling around the bath, dado rail with panelling below, recessed lighting and mirrored storage.

Double Garage / Office & Gym
The double garage is currently arranged as two distinct spaces. One side provides traditional garage accommodation with an up-and-over door, power and lighting.

The adjoining office and gym has double glazed windows to the front and side, together with a double glazed entrance door to the front and additional obscure glazed panels. Finished with parquet flooring, radiator and recessed lighting, with power and Wi-Fi connectivity, creating an excellent space for home working, exercise or hobbies.

Frontage & Driveway
A particularly generous driveway provides off-road parking for approximately four vehicles and access to the double garage. An EV charging point and external cold water tap are provided, with gated pedestrian access leading alongside the house to the rear garden. A small storm porch shelters the main entrance.

Rear Garden
A large, enclosed and predominantly level rear garden, arranged with a substantial paved terrace immediately adjoining the house and a generous central lawn. Raised planted beds run along one side, with established fir trees providing greenery and screening to the opposite boundary.
An electric retractable awning provides shade over the terrace, while an outside cold water tap adds practicality. Gated side access leads back to the front, with a further paved section and a small area currently used for vegetable growing.

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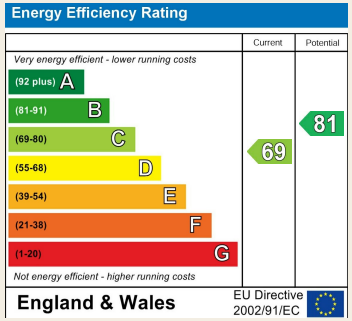

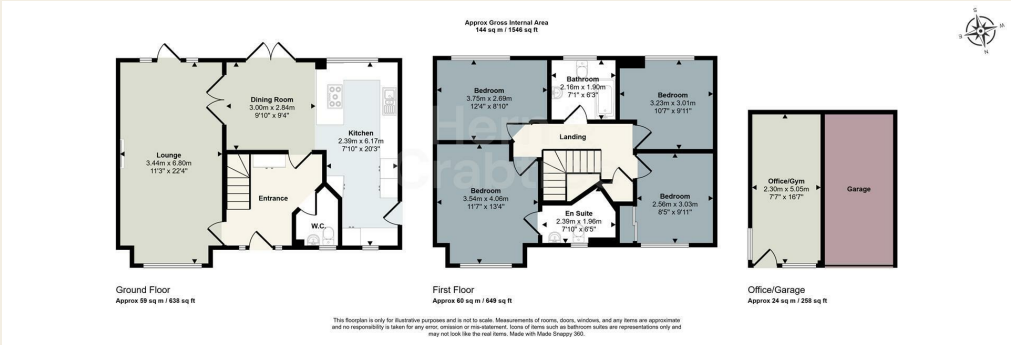

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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