



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

Entrance hall

Ground floor WC

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

Landing

Bedroom 1

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

En-suite shower room

Bedroom 2

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

Bedroom 3

11'2 x 8'3 (3.4m x 2.51m)

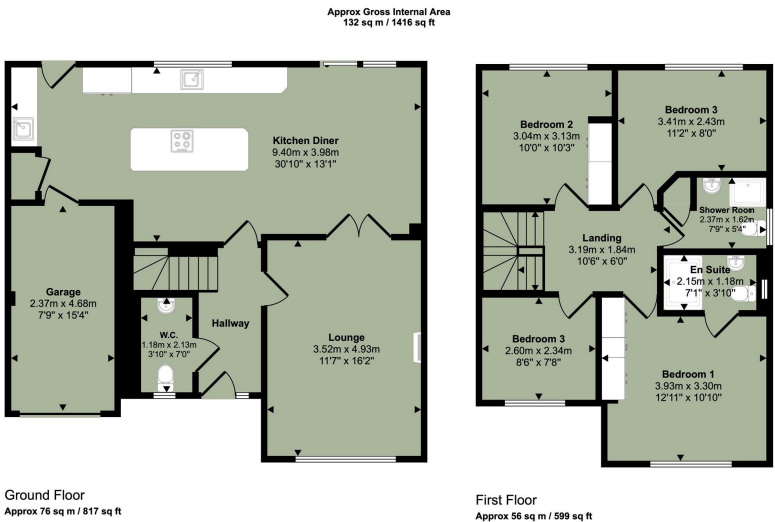
Bedroom 4

8'6 x 7'8 (2.59m x 2.34m)

Family shower room

Driveway

Rear garden



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

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