



The Shires Marshfield, Cardiff CF3 2AZ



Matthews Estate Agents are delighted to offer to the market this spacious four double bedroom modern family home with five reception rooms and three individual areas of very private gardens tucked away in a quiet out of the way corner plot. This is a must view!

The property is located in the popular village of Marshfield, Cardiff and has a wide range of local amenities including: local supermarket with chemist and post office, several golf courses, a very active community centre, local pubs and horse-riding schools. The property further benefits from being within Marshfield Primary School and has excellent transport links to both Cardiff & Newport City Centres. EPC Rating: TBC

To arrange a viewing please contact Matthews Estate Agents on 02920 765744 or call into our office at 23 Clearwater Way, Lakeside, Cardiff CF23 6DL.

£475,000

Entrance Hall

Enter via uPVC double glazed door with obscure glazed decorative leaded panel inset, uPVC obscure double glazed side panel, coved ceiling, modern oak & glass staircase rising to first floor, doors to study, lounge, cloakroom & kitchen, radiator, wood effect flooring.



Lounge

15'2" x 14'6" (4.62m x 4.42m).

Enter through double doors, rear aspect double glazed sliding patio doors to conservatory, coved ceiling, wall lights, radiator, "Amtico" flooring.



Conservatory

12'4" x 11'11" (3.76m x 3.63m).

uPVC double glazed windows to all aspects & uPVC double glazed doors opening to garden, power & lighting, ceramic tiled floor.



Study

9'4" (2.84) x 6'6" (1.98) (into bay).

Front aspect, uPVC double glazed walk-in bay window, coved ceiling, radiator, wood effect flooring.



Cloakroom

Side aspect uPVC obscure double glazed window, two piece suite comprising: low level WC, vanity unit with wash basin inset, tiled splashbacks, chrome towel radiator, tile effect flooring.

Kitchen

19'9" x 11'5" (6.02m x 3.48m).

Rear aspect uPVC double glazed window, doors to dining/playroom & sitting room, fitted range of wall & base units with under-unit lighting, granite effect worktops & upstands with stainless steel sink inset & decorative flyover with downlighting, space for slot-in range gas cooker, stainless steel extractor hood over, integrated microwave oven, plumbed for dishwasher, space & plumbing for washing machine, ceramic tiled floor, loft storage area, storage cupboard, opening to:



Sun Lounge

17'3" x 11'6" (5.26m x 3.5m).

Side & rear aspects uPVC double glazed windows, dual aspect uPVC double glazed doors open to garden, vaulted ceiling with exposed roof timbers, wall lighting, radiator, tiled floor.



Dining/Playroom

14'4" x 8'8" (4.37m x 2.64m).

Rear aspect uPVC double glazed windows, coved ceiling, radiator, "Amtico" flooring.



Sitting Room

16 x 9'8" (16 x 2.95m).

Front aspect uPVC double glazed window, coved ceiling, radiator, wood effect flooring, door to:



Storage Room

17'5" x 6'2" (5.3m x 1.88m).

Side aspect uPVC obscure double glazed window, front aspect uPVC double glazed panelled door, wall mounted "Valiant" gas fired boiler, loft storage.

Landing

Oak & glass banister, doors to all bedrooms & shower room, airing cupboard, loft access, wood effect flooring.

Master Bedroom

12 x 11'5" (12 x 3.48m).

Front aspect walk-in bay window with uPVC double glazed window with views to open countryside, fitted wardrobes, radiator, wood effect flooring, door to:



En-Suite Shower Room

Front aspect uPVC obscure double glazed window, fitted three piece suite comprising: close coupled WC, vanity unit with wash basin inset, shower cubicle with thermostatic shower over, tiled splashbacks, glazed shower screen door, chrome towel radiator, extractor fan, wood effect flooring.



Bedroom Two

11'9" x 11'4" (3.58m x 3.45m).

Front aspect uPVC double glazed window with views to open countryside, fitted wardrobes, radiator, wood effect flooring.



Bedroom Three

10' (3.05) x 8'4" (2.54) (to wardrobes).
Rear aspect uPVC double glazed window, fitted wardrobes, radiator, wood effect flooring.



EXTERNAL

Front Garden

Parking on own private tarmac driveway for two vehicles, privet hedge boundary, decorative purple slate border with established shrubs & trees including Japanese acer, side access gate to rear garden.

Rear Garden

Enclosed with wood panel fencing & block rendered wall, mainly laid to lawn with paved patio area, raised vegetable boxes, flowers borders with mature flowers, shrubs & grapevines, access to brick built storage room.

Side Garden

Decked & private, perfect for a hot tub area.

Sun Terrace

Enclosed & very private with rendered block wall and brick finished wall to boundary, raised brick fronted flower border, charcoal fired barbeque, decked flooring, side gate to front garden.



Family Shower Room

Rear aspect uPVC obscure double glazed window, fitted three piece suite comprising: double walk-in shower with "Triton" shower over, tiled splashbacks, low level WC, vanity unit with wash basin inset, extractor fan, shaver point, chrome towel radiator, tile effect flooring.



Bedroom Four

10'6" x 9' (3.2m x 2.74m).
Rear aspect uPVC double glazed window, radiator, wood effect flooring.



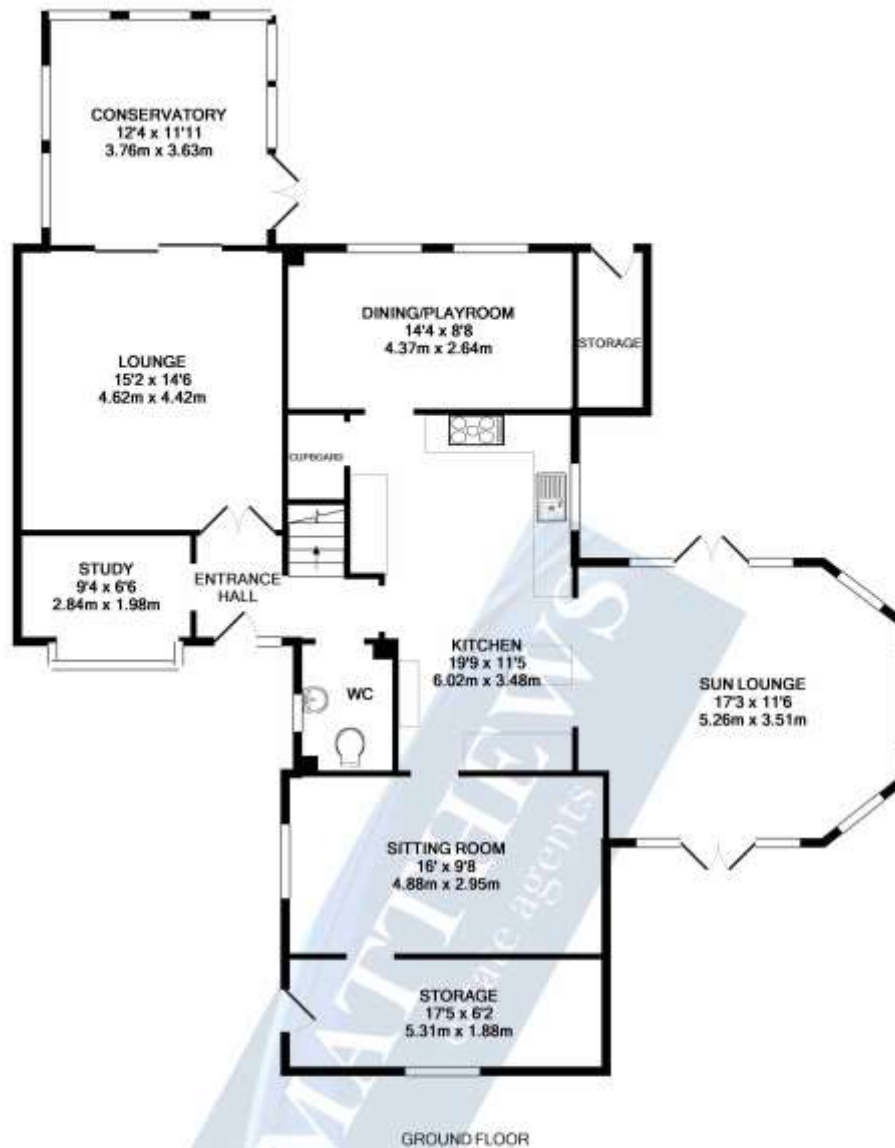
VIEWING ARRANGEMENTS

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OPENING HOURS

Monday to Friday – 9.00am – 5.30pm
Saturday – 10.00am – 4.00pm





Measurements are approximate. Not to scale. Illustrative purposes only
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