



The Shires Marshfield, Cardiff CF3 2AX



A modern three bedroom detached property built by "Redrow" set within the much sort after area of The Shires, Marshfield, Cardiff. Local amenities include a village shop with pharmacy and post office, local public houses, village hall, three golf courses, horses riding stables and much more.

The property lies within both Marshfield Primary and Bassaleg High School catchment areas and further benefits from excellent transport links to the M4, A48 and Cardiff & Newport City Centres. The accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen & cloakroom to the ground floor with three bedrooms (master with walk-in wardrobe) and family bathroom located on the first floor.

Externally, there are gardens to both front and rear aspects, long driveway with parking for several vehicles and a detached garage. EPC Rating: D-63

£299,950

Entrance Hallway

Enter via panelled door with obscure glazed panes inset, staircase rising to first floor, doorways to lounge, kitchen & cloakroom, coved ceiling, radiator, wood effect flooring.



Lounge

11'3" x 15'2" (3.43m x 4.62m).

Front aspect walk-in bay window, coved ceiling, radiator, wood effect flooring, opening to:



Dining Room

10'6" x 8'9" (3.2m x 2.67m).

Rear aspect sliding patio doors to garden, coved ceiling, radiator, wood effect flooring.



Kitchen

10'8" x 9'1" (3.25m x 2.77m).

Rear aspect window overlooking garden, fitted range of wall & base units with Silestone quartz worktops over, stainless steel sink unit inset, integrated "SMEG" double oven & grill, "Hotpoint" electric hob with chrome extractor hood over, plumbed for washing machine, space for tumble dryer, walk-in storage cupboard housing wall mounted "Baxi" gas fired boiler, radiator, wood effect flooring, door to side aspect.



Cloakroom

Front aspect obscure glazed window, fitted two piece suite comprising: close coupled WC, wash basin with tiled splashbacks, radiator, dado rail, wood effect flooring.

Landing

Side aspect window, panelled doors to all bedrooms & family bathroom, loft access (boarded & lighting).



Bedroom One

13'8" x 11'5" (4.17m x 3.48m).

Front aspect walk-in bay window, radiator, door to:

Walk-in dressing room (previously an en-suite that could be re-installed)

side aspect obscure window, storage shelving.



Bedroom Two

12'6" x 11'4" (3.8m x 3.45m).

Rear aspect window overlooking garden, (mirror fronted wardrobes to be included if required) radiator.



Bathroom

Front aspect obscure glazed window, fitted three piece suite comprising: L-shaped bath with Monsoon shower head over, glazed shower screen, close coupled WC, pedestal wash basin, tiled splashbacks, electric shaver point, extractor fan, airing cupboard (housing hot water tank), chrome towel radiator, tiled floor.



Bedroom Three

8'11" x 6'10" (2.72m x 2.08m).

Rear aspect window overlooking garden, radiator.



EXTERNAL

Front Garden

Mainly laid to lawn with established trees & shrubs, tarmac drive with parking for several vehicles.

Detached Garage

17'2" x 8'7" (5.23m x 2.62m).

Enter via up & over door, rear aspect obscure glazed window & door to rear garden.

Rear Garden

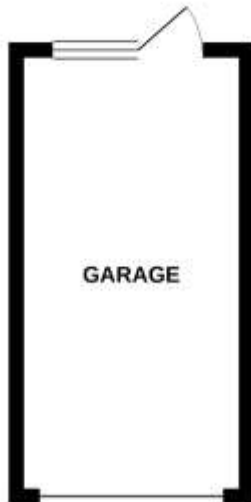
Enclosed with wooden fence panels to boundaries, mainly laid to lawn, decked patio edged in decorative golden gravel, attractive wood-chip border, side gate giving access to driveway.

Disclaimer

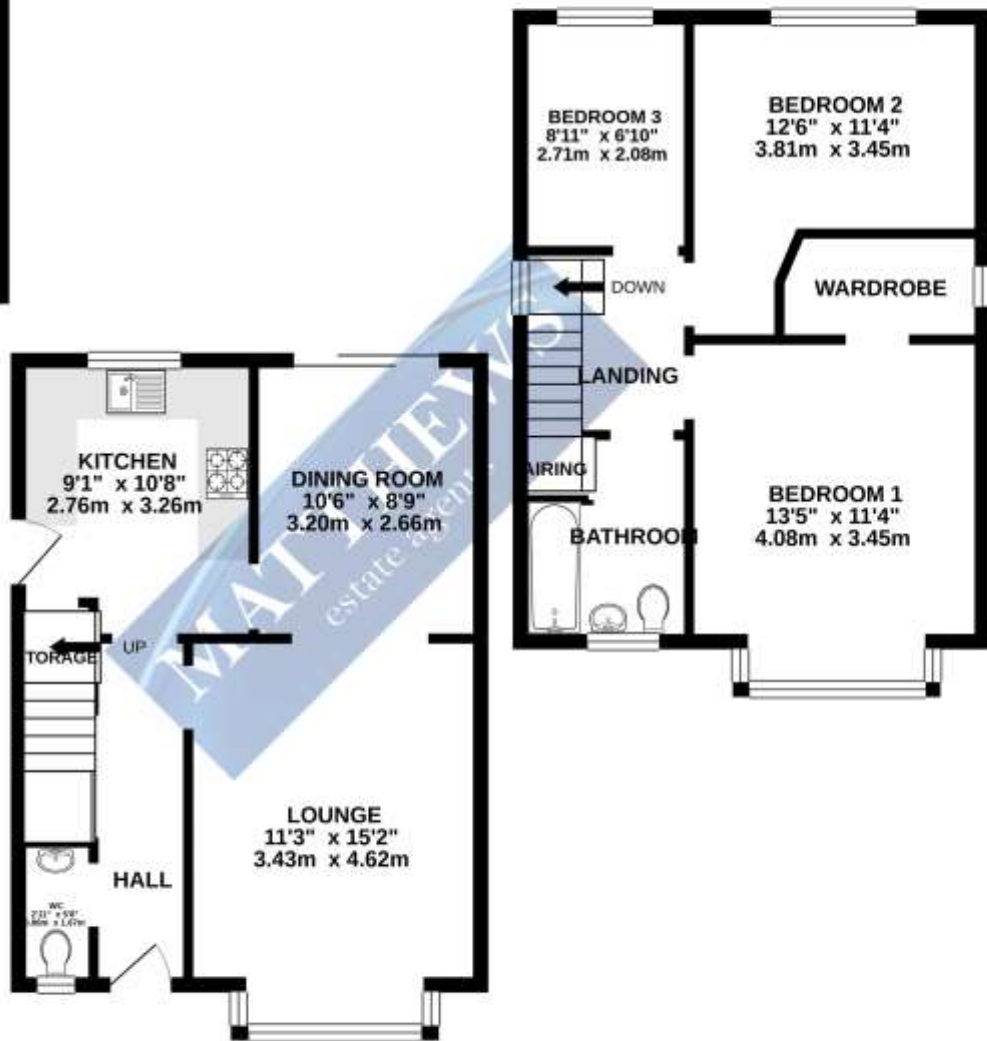
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GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



VIEWING ARRANGEMENTS

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.

OPENING HOURS

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

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