



Cambrian Way Marshfield, Cardiff CF3 2WB



Matthews Estate Agents are delighted to offer to the market this exceptionally well presented and much improved five bedroom modern detached family home. With spacious family accommodation and the addition of a large conservatory and double garage a viewing is highly recommended.

The property further benefits from being in a cul-de-sac location backing onto open fields at the rear and is set in the village of Marshfield which has a range of local amenities including village store/pharmacy/post office, three golf courses, local public houses, equestrian riding stables, etc. The property also lies within the catchment area for Marshfield Primary School.

Accommodation briefly comprises: entrance porch with stairs rising to first floor, hallway, lounge, study, kitchen, utility, conservatory and cloakroom to the ground floor. To the first floor there are three double bedrooms (master en-suite & dressing room), family bathroom and stairs rising to upper floor with two spacious double bedrooms (one with en-suite shower room).

Externally, there is an enclosed garden to the rear backing onto open fields, parking to front on tarmac driveway and double garage.

£499,950

Entrance Hall

Enter Porch area via double glazed panelled door with decorative bevelled glass panes inset, windows to front & side aspects, opening to:

Hallway

Doors to lounge, study/playroom, ground floor cloakroom & kitchen, spindle & balustrade staircase rising to first floor, coved ceiling, ceramic tiled floor, powder coated modern radiator.

Lounge

21'3" x 11'3" (6.48m x 3.43m).

Front aspect uPVC double glazed window, rear aspect uPVC double glazed French doors with glazed side panels, coved ceiling, radiator.



Study/Playroom

9'6" x 8'3" (2.9m x 2.51m).

Front aspect uPVC double glazed window, coved ceiling, radiator.



Kitchen

17'2" x 9'3" (5.23m x 2.82m).

Fitted with an extensive range of wall & base units, central island with "Bosch" electric oven inset & breakfast bar, "Silestone" worksurfaces with integrated sink & drainer, double eye level "Bosch" oven & grill, soft close drawers & cupboards, under-lighting & down-lighting, split tile splashbacks and decorative feature wall, powder coated ladder style radiator, ceramic tiled floor, double doors opening to:



Conservatory/Dinning Room

14'1" x 9'8" (4.3m x 2.95m).

Side & rear aspects uPVC double glazed windows, uPVC double glazed double doors opening to garden, (wall mounted air-con not tested), ceramic tiled floor.



Utility Room

Rear aspect uPVC double glazed door opening to garden, wall mounted storage cupboards, plumbed for washing machine, space for "American" style fridge/freezer, ceramic tiled floor.



Cloakroom

Comprising two piece suite, close coupled WC, vanity unit with wash basin inset, tiled splashbacks, radiator, ceramic tiled floor.



First Floor Landing

Front aspect uPVC double glazed window, doors to bedrooms & family bathroom, radiator, spindle & balustrade staircase rising to second floor.



Master Bedroom/Dressing Room

15'5" x 11'5" (4.7m x 3.48m).

Front aspect uPVC double glazed window, fitted wardrobes to main bedroom area, radiator, opening to dressing area with double fitted wardrobes.



En-Suite Shower Room

Rear aspect uPVC obscure double glazed windows, fitted three piece suite comprising: double shower cubicle with shower head over, tiled splashbacks, close coupled WC, vanity unit with wash basin inset, tiled splashbacks, radiator, tiled floor.



Bedroom Two

10'10" x 10'1" (3.3m x 3.07m).

Rear aspect uPVC double glazed window, radiator.



Bedroom Three

10'10" x 10'1" (3.3m x 3.07m).

Front aspect uPVC double glazed window, fitted double wardrobes, radiator.



Second Floor Landing

Storage cupboard, doors to bedrooms.

Bedroom Four

12'2" x 9'4" (min) (3.7m x 2.84m (min)).

Front aspect uPVC double glazed window, rears aspect skylight, fitted wardrobe, storage cupboard, airing cupboard, radiator.



En-Suite

Fitted three piece suite comprising: double shower cubicle with tiled splashbacks and shower over, close coupled WC, pedestal wash basin, extractor fan, shaver point, tile effect flooring.



Bedroom Five

13'10" x 11'5" (4.22m x 3.48m).

Front aspect uPVC double glazed window, rear aspect skylight, radiator, storage cupboards to eaves and over stairwell.



EXTERNAL

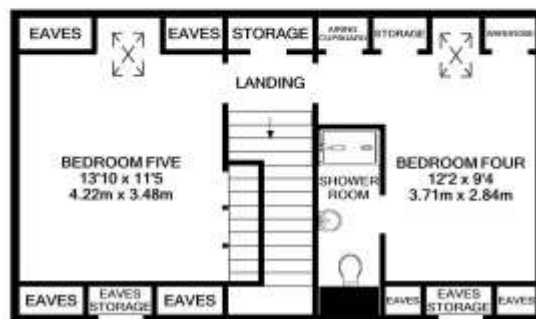
Front garden laid to purple slate, double detached garage with up & over door, power & lighting.

Rear Garden

Enclosed with feather board fence panels and backing onto open fields, lawned area with raised decked patio, paved patio area and garden bar.







Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. Matthews Estate Agents is owned and operated under licence by David Matthews Property Services Ltd.