



Mallards Reach

Marshfield, Cardiff CF3 2NN



A beautifully presented detached modern family home with four double bedrooms in the very popular village of Marshfield. The property has been thoughtfully remodelled and improved by the current owners and is close to a wide range of local amenities including: village shop with pharmacy and post office, local public houses, village hall, three golf courses, horse-riding stables and more.

The property further benefits from air conditioning, double garage, uPVC double glazing and gas fired central heating and lies within Marshfield Primary and Bassaleg High School catchment areas. Benefiting from excellent transport links to the M4, A48 and Newport and Cardiff City Centres, viewing is highly recommended.

Accommodation briefly comprises: hallway, cloakroom, lounge, open-plan kitchen/diner to the ground floor with four double bedrooms (master en-suite) and family bathroom to the first floor. Externally, there is off-road parking on own driveway to the front for two vehicles and access to a double garage. To the rear of the property there is an enclosed private low maintenance South facing garden with decking and sun awning. EPC Rating: TBC

£420,000

Entrance Hall

Enter via uPVC double glazed door with obscure glazed window inset, front aspect uPVC double obscure glazed windows, hardwood panel doors to lounge, kitchen & cloakroom, spindle & balustrade staircase rising to first floor, coved ceiling, smoke detector, radiator, wood effect flooring.



Lounge

22' x 11'1" (6.7m x 3.38m).

Front aspect uPVC double glazed window, rear aspect uPVC windows & door opening to patio, fireplace with gas fire inset (not connected) coved ceiling, "LG" Inverter hot & cold air conditioning unit, modern vertical radiator, Oak flooring.



Open Plan Kitchen/Diner

19'10" x 18'11" (6.05m x 5.77m).

Kitchen Area

Rear & front aspect uPVC double glazed window, side aspect uPVC double glazed door, fitted stylish white gloss wall & base units, pull out larder unit, deep pan drawers, "NEFF" integrated appliances including two double ovens with grill, microwave oven, induction hob with chrome chimney style extractor over hood, dishwasher & wine cooler, space & plumbing for American style fridge, woodgrain finished worktops with matching upstands, "Astracast" sink & drainer inset to worktop & "FRANKE" instant boiling water dual use tap, plumbed for washing machine, wall mounted "Valliant" gas fired boiler, "LG" Inverter hot & cold air conditioning unit, ceiling recessed music speakers with base station, downlighting, vertical radiator, wood effect flooring.



Dining Area

Rear aspect uPVC double glazed bi-folding doors opening to patio, coved ceiling, ceiling recessed music speakers, downlighting, "LG" Inverter hot & cold air conditioning unit, vertical radiator, wood effect flooring.



Cloakroom

Front aspect uPVC obscure double glazed window, fitted two piece suit comprising: built-in vanity unit with wash basin inset, low level WC, radiator, wood effect flooring.

Galleried Landing

Hardwood doors to all bedrooms, bathroom & airing cupboard, loft access, wood effect flooring.



Master Bedroom

13' x 11'5" (3.96m x 3.48m).

Front aspect uPVC double glazed window, downlighting, "LG" Inverter hot & cold air conditioning unit, radiator, wood effect flooring, door to:



En-Suite Shower Room

Front aspect uPVC double glazed round window, fitted three piece suite comprising: enclosed glazed shower cubicle with electric "Mira" shower over, tiled splashbacks, close coupled WC, pedestal wash basin with tiled splashbacks, downlighting, chrome finished radiator, wood effect flooring.



Bedroom Two

9'11" x 8'5" (3.02m x 2.57m).

Front aspect uPVC double glazed window, mirror fronted fitted wardrobes, coved ceiling, "LG" Inverter hot & cold air conditioning unit, radiator, wood effect flooring.



Bedroom Three

9'9" x 8'6" (2.97m x 2.6m).

Rear aspect uPVC double glazed window, fitted wardrobes, "LG" Inverter hot & cold air conditioning unit, radiator, wood effect flooring.



Family Bathroom

Rear aspect uPVC obscure double glazed window, fitted three piece suite comprising: panelled spa bath, close coupled WC, pedestal wash basin, extractor fan, tiled splashbacks, chrome radiator, wood effect flooring.



Bedroom Four

10'3" x 8'9" (3.12m x 2.67m).

Rear aspect uPVC double glazed window, fitted mirror fronted wardrobes, downlighting, radiator, wood effect flooring.



External

Driveway with parking for two vehicles, access to double detached garage with electric door, power & lighting, side access gate to rear garden.

Rear Garden

Enclosed with wood panel fencing & brick walls to boundaries, low maintenance astro turf finish with expansive decked area giving wonderful garden leisure space and an electric sun awning.



VIEWING ARRANGEMENTS

To arrange a viewing please contact Matthews Estate Agents on 02920 765744

or call into our office:

The Gatehouse, Melrose Hall, Cypress Drive, Cardiff CF3 0EG

OPENING HOURS

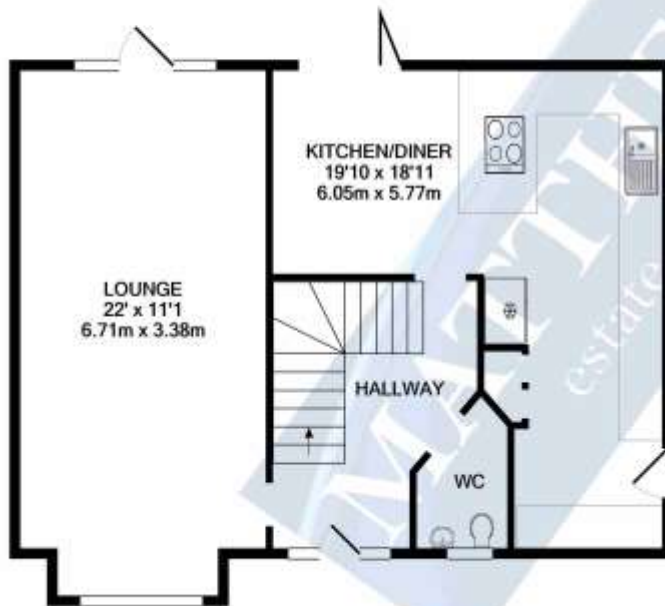
Monday to Friday – 9.00am – 5.30pm

Saturday – 10.00am – 4.00pm

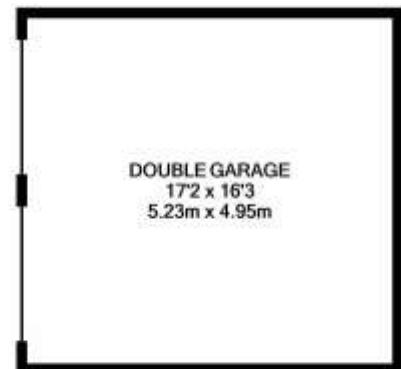




1ST FLOOR



GROUND FLOOR



ENTRANCE FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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