



The Meadows Marshfield, Cardiff CF3 2AY



This stunning three bedroom detached family home has been improved with the addition of a further reception room and is set on a desirable plot backing onto open fields in the very sought after village of Marshfield. **THIS IS A MUST VIEW!**

Close to a wide range of local amenities including village shop with pharmacy and post office, local public houses, village hall, three golf courses and local walks along the River Severn, the property further benefits from great transport links to both Cardiff and Newport City Centres and is within Marshfield Primary and Bassaleg High School catchment areas.

Accommodation briefly comprises: entrance hall, open plan lounge/diner, kitchen, sitting room/playroom and cloakroom to the ground floor. To the first floor there are three bedrooms (master en-suite) and family bathroom. Externally, the property further benefits from parking own private driveway and side access to a generous sized rear garden with patio and storage shed. EPC Rating: D/61

£299,500

Freehold

Entrance Porch

Enter via uPVC double glazed door to porch, radiator door to:

Open-Plan Lounge/Diner

28'6" x 10'9"max (8.69m x 3.28m). Front aspect uPVC double glazed window, rear aspect uPVC double glazed French doors to garden, coved ceiling, radiators, wood effect flooring.



Kitchen

9'2" x 7'2" (2.8m x 2.18m).

Rear aspect uPVC double glazed window and door, fitted range of wall & base units with roll top work surfaces & stainless steel sink unit inset, tiled splashbacks, integrated electric oven & grill, gas hob inset, extractor hood over, integrated fridge/freezer, wall mounted gas boiler, downlighting, radiator tiled floor.



Internal Hallway

Staircase rising to first floor, doors to sitting room & cloakroom.

Sitting Room/Playroom

15'1" x 7'11" (4.6m x 2.41m).

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



Cloakroom

Side aspect uPVC obscure double glazed window, fitted two piece suite comprising: close coupled WC, vanity unit with wash basin inset, tiled splashbacks, wood effect flooring.



Galleried Landing

Side aspect uPVC double glazed window, doors to all bedrooms, family bathroom & airing cupboard, loft access, coved ceiling.



Master Bedroom

11'5" x 10.8 (3.48m x 10.8).

Rear aspect uPVC double glazed window with views, fitted mirrored wardrobes, coved ceiling, radiator, door to:



En-Suite Shower Room

Rear aspect uPVC obscure double glazed window, three piece suite comprising: double shower cubicle with thermostatic rain shower head over, glazed sliding shower doors, tiled splashbacks, close coupled WC, vanity unit with wash basin inset, downlighting, extractor fan, chrome ladder style towel radiator, tiled floor.



Bedroom Two

12'7" x 10'8" (3.84m x 3.25m).

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



Family Bathroom

Side aspect uPVC obscure double glazed windows, four piece suite comprising: panelled bath with free standing chrome tap, corner shower cubicle with thermostatic rain shower head over, vanity unit with wash basin inset, close coupled WC, extractor fan, tiled splashbacks, wood effect flooring.



Bedroom Three

8'5" x 7'11" (2.57m x 2.41m).

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



EXTERNAL

Front Garden

Private driveway with parking, garden is mainly laid to lawn with established trees and shrub border, side access to rear garden.

Rear Garden.

Enclosed to boundaries with wood panel fencing, mainly laid to lawn with extensive decked terrace, paved patio area, garden shed, mature trees and shrub border.





Floor Plan



VIEWING ARRANGEMENTS

To arrange a viewing please contact Matthews Estate Agents on 02920 765744 or call into our office at The Gatehouse, Melrose Hall, Cypress Drive, Cardiff CF3 0EG

OPENING HOURS

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

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