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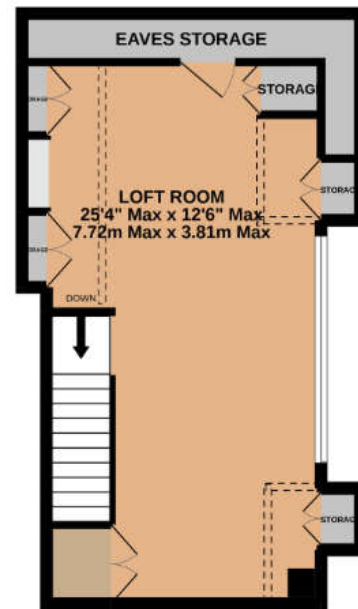
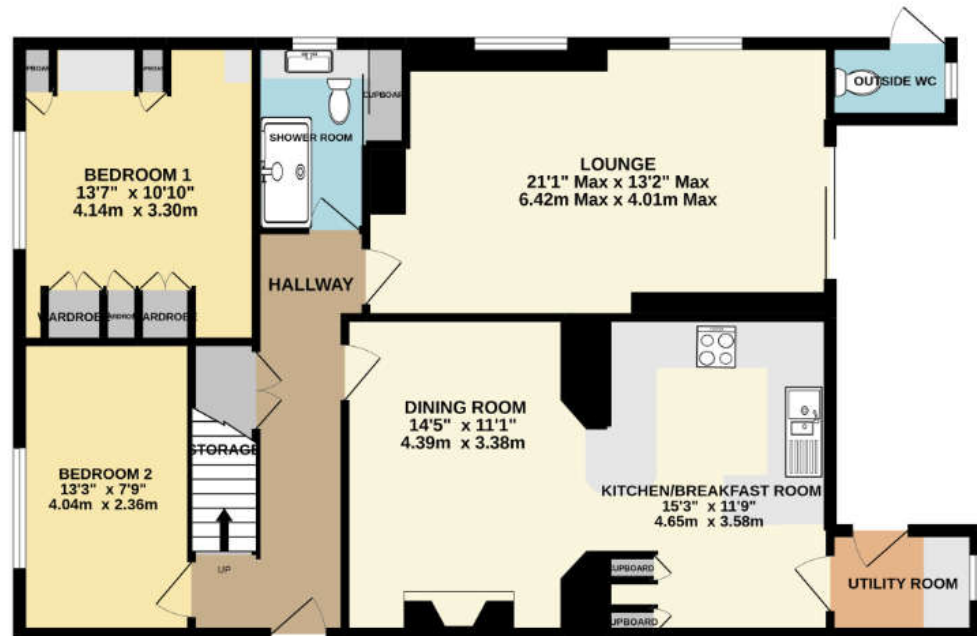
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Willowmead, Wellfield Road, Marshfield, Cardiff, CF3 2UB

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Indicative Site Plan
For identification purposes only.
Does not form part of a contract.

A spacious detached bungalow, set on a prominent corner plot of quarter of an acre, with potential to extend or even the construction of another detached dwelling, subject to Planning Permission. Set in the heart of the village within close vicinity to Marshfield Village Hall and children's play area, being within the school catchments of Marshfield Primary and Bassaleg Secondary School, having excellent highway links to the M4/A48. 21ft lounge, patio doors, dining room with opening to modern fitted kitchen, 2 bedrooms, stylish shower room, large attic loft storeroom. Gas central heating, double glazing. Prominent corner plot with large side and rear gardens, 85ft deep with sunny aspect, detached garage. EPC Rating: D

Price Guide: £480,000

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Entrance Hall

Approached by a composite uPVC secure front door with double glazed insert to upper part, leading onto a central hallway, woodblock flooring, radiator, deep under stairs storage cupboard with cloaks rail.



Lounge 21'1" (6.43m) x 13'2" (4.01m)

With double glazed patio doors leading onto the delightful sunny rear garden, additional windows to side, two radiators.



Kitchen 15'3" (4.65m) x 11'9" (3.58m)

Dining Room/Family Room 14'5" (4.39m) x 11'1" (3.38m)

Family Room with tiled fireplace and hearth, woodblock flooring, radiator, opening to ... Kitchen area, appointed along three sides in light wood grain fronts beneath round nosed worktop surfaces,

inset 1.5 bowl stainless steel sink and drainer, matching range of base and eye level wall cupboards, space for slot-in cooker with circulating fan above, pleasing aspect to the rear garden, radiator, plumbed for automatic washing machine and dishwasher, aspect to side. Door to rear porch with double glazed door leading to the rear garden.



Bedroom 1 13'7" (4.14m) x 10'10" (3.3m)

Aspect to front, radiator.



Bedroom 2 13'3" (4.014m) x 7'9" (2.36m)

Aspect to front, woodblock flooring, radiator.



Shower Room

Stylish shower room comprising vanity wash basin with round nosed display surface with cabinets below, treble width shower with glazed shower screen panels, ceramic wall tiling with border tile,

tiled flooring, with underfloor heating, chrome heated towel rail, built-in airing cupboard with shelving and radiator.

First Floor Landing

Approached by an easy rising single flight staircase leading onto a landing area.



Loft Store Room 25'4" (7.72m) x 12'6" (3.81m)

With dormer window to rear garden, two radiators, eaves storage, built-in cupboards, access to the eaves storage housing Worcester gas central heating boiler.

Front Garden

Walled front garden with hydrangea screening, washed pebble forecourt.

Side & Rear

Walled garden to the side with a wealth of shrubs and flowering plants. Positioned on a corner plot with ornamental double driveway gates leading to washed stone forecourt and parking for three vehicles leading to the detached garage. The property stands in quarter of an acre plot.

Garage

Single garage with pitched roof covering, timber double access doors.



Rear Garden

Ornamentally laid having areas of shaped lawn with pathways and attractive rockery and shrubs with stone walling. Area of lawn with pergola patio

relaxation area at far end. Kitchen garden section. Timber shed, aluminium greenhouse.



Directions

From Cardiff towards Newport on the A48, at the Castleton dual carriageway turn right into Marshfield Road, where a former chapel is positioned. Hereon, follow the road for some distance and turn right into St Mellons Road, signposted 'Village Hall'. Thereon, take the first turning left into Wellfield Road, following the road as it bends, whereupon the property will be found on the left hand side, just prior to the stylish Blacktown Farm executive dwellings.

Viewers Material Information:

1) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS220031

Council Tax Band: F (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.