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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. Continue past the left hand junction of Herbert Close, whereby the subject property can be found on the left hand side, at the end of a private driveway.

Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) 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: ML/CYS220243

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.

Walnut House, Wellfield Road, Marshfield, Cardiff. CF3 2UB



A well-proportioned spacious 3-bedroom detached family home, positioned at the end of a private driveway, 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, with easy access to the A48 & M4 motorway.. Large entrance hall with galleried landing, bay fronted sitting room, 24ft lounge/dining room with patio doors, 17ft fitted kitchen, downstairs bathroom, 3 large bedrooms, built-in wardrobes to bedroom 1 plus an en-suite shower room. uPVC double glazing, gas central heating, large concrete driveway, attached double garage, outside WC, generous side and rear enclosed lawned garden. EPC Rating: D.

Price: £450,000

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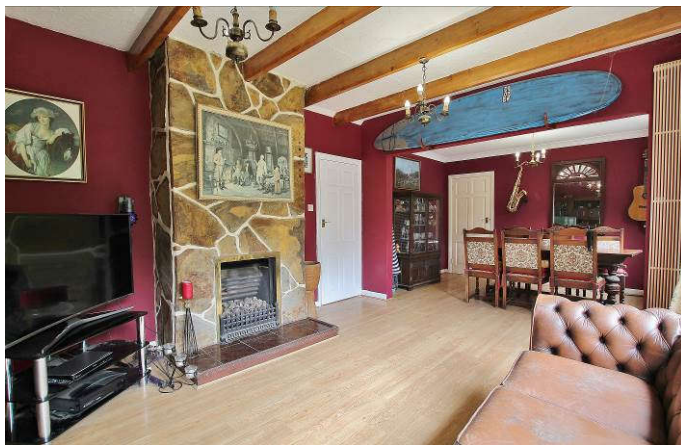




Entrance Hall
 Approached via a uPVC entrance door with side glazed panels, leading onto a large central hallway with galleried landing and half-turning spindle staircase, tiled flooring, radiator.



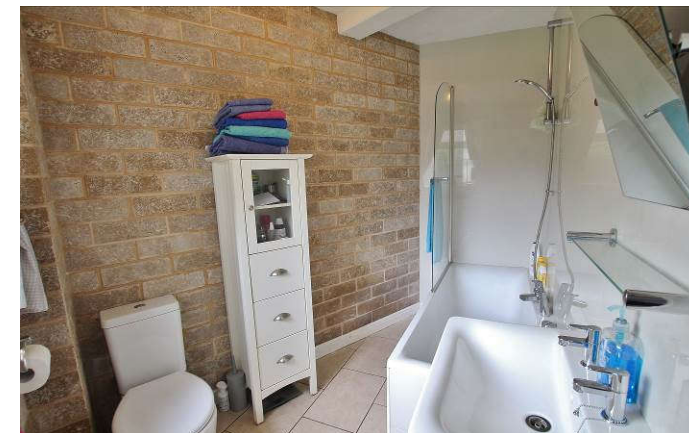
Sitting Room 16'5" (5m) x 11'7" (3.53m) into bay
 Bay window overlooking the lawned front and driveway, a good size reception room, tiled flooring, radiator.



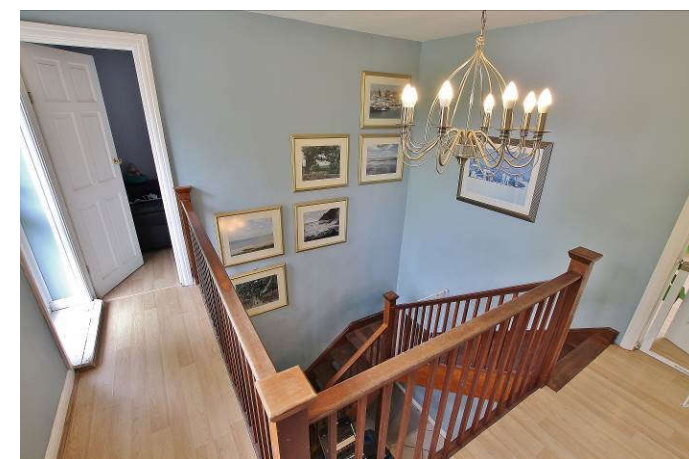
Lounge/Dining Room 24'0" (7.32m) x 15'2" (4.62m)
 A generous size principal reception room with full height windows and sliding patio door onto the rear patio and garden, stone built fire surround with coal effect fire and tiled hearth, exposed timber ceilings, laminate flooring, additional window to rear, ample space for family dining table, radiator, door to kitchen.



Kitchen 17'4" (5.28m) x 10'5" (3.18m)
 Appointed along three sides in woodgrain fronts beneath lipped worktop surfaces, inset 1.5 bowl sink and drainer with mixer tap, four-ring electric hob with oven below and cooker hood above, space for automatic washing machine, space for dishwasher, matching range of eye level units, ceramic wall tiling to worktop surrounds, radiator, tiled flooring, window to rear and side, built-in storage cupboard with space for slim line fridge/freezer, glazed door to side garden.



Downstairs Bathroom
 White suite comprising low level WC with push button cistern, pedestal wash hand basin, panelled bath with shower screen and shower mixer tap, obscure glazed window to front, chrome heated towel rail, tiled flooring.



First Floor Landing
 Approached via a full-turning spindle staircase, access to loft, window to front, radiator, glazed door onto the roof terrace.



Bedroom 1 18'3" (5.56m) x 12'3" (3.73m) including wardrobes
 Windows to two sides, radiator, a generous principal double bedroom, built-in storage to one side, laminate flooring, door to en-suite.



En-Suite Shower Room
 White suite comprising low level WC, wash hand basin with storage below, corner Quadrant glazed shower cubicle with rainfall style shower, easy clean wall panelling.



Bedroom 2 17'4" (5.28m) x 10'6" (3.2m) maximum
 Window to side, a second double bedroom, built-in airing cupboard housing the hot water cylinder, laminate flooring (no radiator).



Bedroom 3 14'3" (4.34m) x 8'5" (2.57m)
 Window to front, a good size third bedroom, radiator, laminate flooring.

Outside Front
 Long private driveway (owned by Walnut House but with right of way granted for the neighbouring property), with parking for 2-3 cars, paved pathway to front entrance, timber gates to side.



Rear and Side Garden
 Paved patio area leading out from the patio doors from the lounge, section of lawn with hedgerow borders, picket fence and gate leading onto the side garden area of a generous size, laid with loose stone chippings and raised section of lawn with greenhouse set to the far end of the garden, enclosed with laurel hedgerow and timber lapped fencing, established trees (with tree preservation orders).

Double Garage
 Attached double garage with twin up-and-over access doors (white asbestos ceiling).

Outside WC

External Boiler Room
 With floor mounted gas central heating boiler.