



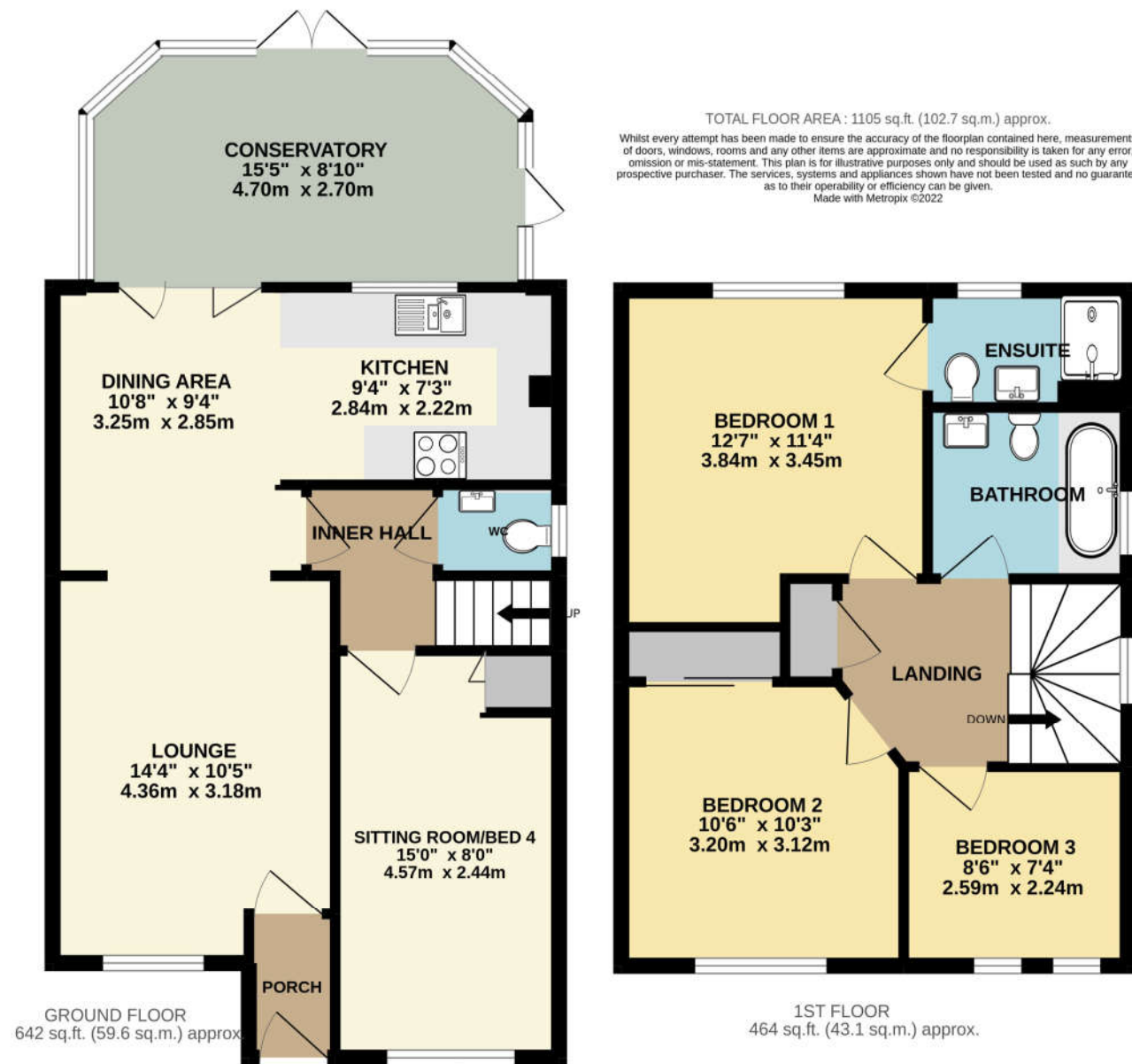
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99 The Meadows, Marshfield, Cardiff. CF3 2DY



A well-proportioned and extended detached family home, positioned in a quiet street within the popular suburb of Marshfield, with convenient links to the A48/M4 motorway. Entrance porch, lounge open plan to a modern fitted kitchen and dining area with matching breakfast bar, large conservatory, downstairs WC, sitting room/bedroom 4. To the first floor there are 3 bedrooms, ensuite shower room to bedroom 1, plus a family bathroom. Gas central heating, both bathroom and downstairs WC refurbished in 2017. Open plan front with large keyblock driveway with parking for up to several cars, enclosed rear garden with decked patio area. EPC Rating: Expected.

Offers in Excess of £390,000

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Entrance Porch

Approached via a uPVC entrance door with glazed inserts to upper parts, radiator, woodgrain effect laminate flooring.



Lounge 14'4" (4.37m) x 10'5" (3.18m) maximum

Window to front, a good size principal reception room, continuation of the woodgrain effect laminate flooring, coved ceilings, radiator, open plan to the dining room and kitchen.



Kitchen 9'4" (2.84m) x 7'3" (2.21m)

Open plan to dining room area and lounge, modern fitted kitchen appointed along three sides in light gloss finish fronts beneath round nose worktop surfaces, inset 1.5 bowl stainless steel sink and drainer with mixer tap, four-ring electric hob with oven below and stainless steel cooker hood, integrated automatic washing machine, integrated dishwasher, matching range of eye level units, window through to conservatory, laminate flooring.



Dining Area 10'8" (3.25m) x 9'4" (2.84m)

Central breakfast bar with storage cabinets below, radiator, coved ceilings, folding glazed doors to the conservatory.

Conservatory 15'5" (4.7m) x 8'10" (2.69m) maximum

uPVC conservatory with brick base construction and polycarbonate roof covering, radiator, continuation of the woodgrain effect laminate flooring, uPVC French doors and further single side door, both accessing the rear garden.

Inner Hallway

With door to the dining area and sitting room/bedroom 4, full turning staircase to first floor landing.



Downstairs Cloakroom

Contemporary white suite comprising low level WC with push button cistern, sink with mixer tap and storage cabinet below, comprehensively tiled walls and flooring, heated towel rail, inset spotlights.



Sitting Room/Bedroom 4 15'0" (4.57m) x 8'0" (2.44m) including storage cupboards

Overlooking the front driveway, a versatile reception room or bedroom, built-in under stairs storage cupboard, radiator.

First Floor Landing

Approached via a full turning staircase with double glazed window to side, access to loft (housing the recently installed gas combination boiler), built-in linen cupboard.



Bedroom 1 12'7" (3.84m) x 11'4" (3.45m) maximum

Overlooking the enclosed rear garden and open fields to the fore, radiator, coved ceilings, door to en-suite.



En-Suite Shower Room

Contemporary white suite comprising low level WC with push button cistern, wash hand basin with mixer tap and storage cabinet below, wide shower cubicle with glazed shower screen and rainfall style thermostatic shower, heated towel rail, stylish contemporary wall tiling, quality tiled flooring, inset spotlights.



Bedroom 2 10'6" (3.2m) x 10'3" (3.12m) excluding wardrobes

Overlooking the quiet road to the front, built-in wardrobes to one side with hanging rails and shelving with sliding mirrored front, radiator.



Bedroom 3 8'6" (2.59m) x 7'4" (2.24m)

Two windows to front, radiator.



Family Bathroom

Stylish suite comprising low level WC with push button cistern, wash hand basin with mixer tap and cabinets below, bath with tiled surround and mixer tap, glazed shower screen with thermostatic shower over bath, heated towel rail, stylish comprehensive wall tiling, inset spotlights, quality tiled flooring.

Outside Front

Shaped section of lawn and established tree, keyblock driveway with parking for up to several cars.



Rear Garden

Westerly facing rear garden enjoying the afternoon sun, decked relaxation area leading down onto a shaped section of lawn enclosing with timber lapped fencing and pathway laid with loose stone chippings to a further raised deck housing the composite garden shed, well established tree to rear, bordered flowerbeds to side, side area laid with loose stone chippings, and paved pathway leading to a timber gate, which accesses the front driveway, further side area with paved pathway leading to the timber garden shed, outside cold water tap.

Directions

Travelling along the A48 Newport Road away from Cardiff, at the dual carriageway turn right into Marshfield Road. Follow this road through Castleton and past Marshfield Primary School, taking the first turning on the right into Mallards Reach, followed by the first right again into The Meadows. Hereon, continue along The Meadows as it meanders around and the subject property can be found on the right hand side.

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/CYS220440

Council Tax Band: E (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.