



Sheppard

Cambrian Crescent | Marshfield | Cardiff | CF3 2TD

£385,000



Sheppard & Bear

Cambrian Crescent | Marshfield
Cardiff | CF3 2TD
£385,000

Nestled in the charming Cambrian Crescent of Marshfield, Cardiff, this delightful townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,804 square feet, the property boasts four spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a well-designed ground floor that features a welcoming kitchen/diner, perfect for entertaining guests or enjoying family meals. The utility room and convenient WC add to the practicality of this level, while the integral garage, currently utilised for storage, presents the opportunity to revert back to a functional garage if desired.

The first floor is home to a bright and airy living room, providing a lovely space to relax and unwind. This

- Four spacious double bedrooms
 - Modern kitchen/dining room
 - Integral garage (storage)
 - Townhouse in Marshfield
 - Easy access to transport links
- Lovely park views
 - Convenient utility room
 - Private, landscaped garden
 - Close to local amenities
 - Viewing highly recommended

Entrance hall
WC

Kitchen/diner
19'12" x 13'0" max (5.79m x 3.96m max)

Utility room
9'5" x 5'3" (2.74m x 1.52m)

Integral garage

First floor landing

Living room
17'2" x 15'5" (5.18m x 4.57m)

Bedroom one
16'9" (to wardrobes) x 12'10" max (4.88m to wardrobes) x 3.66m max)

En-suite
10'0" x 6'2" (3.05m x 1.83m)

Second floor landing

Bedroom two
15'9" (to wardrobes) x 10'10" (4.57m (to wardrobes) x 3.05m)

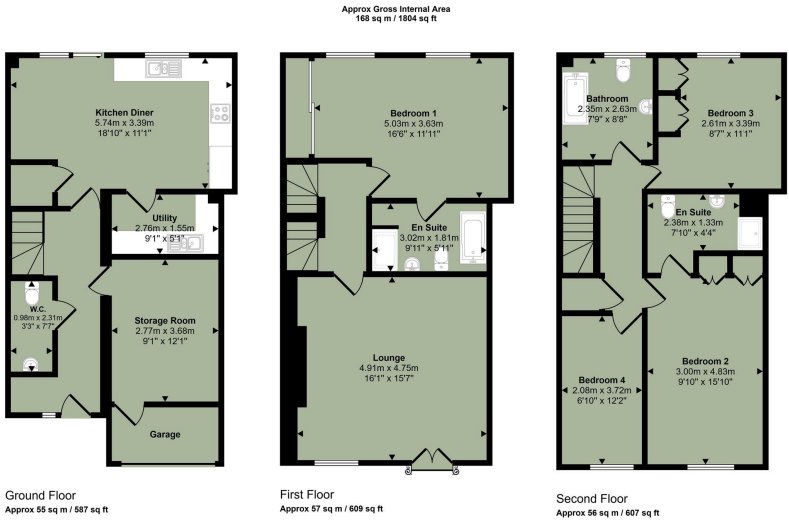
En-suite
10'5" max x 6'3" max (3.05m max x 1.83m max)

Bedroom three
11'9" x 10'6" (3.35m x 3.05m)

Bedroom four
12'3" x 6'8" (3.66m x 1.83m)

Family bathroom
9'12" x 7'8" (2.74m x 2.13m)

Outside and parking



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band G
EPC Rating C

Cyncoed
Cardiff
CF23 6SZ
02921 051927
sales@sheppardandbear.com