



Sheppard  
& Bear

Cambrian Grove | Marshfield | Cardiff | CF3 2US

Asking price £385,000



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Nestled in the charming village of Marshfield, Cardiff, this delightful end-of-terrace townhouse on Cambrian Grove offers a perfect blend of comfort and convenience. Spanning an impressive 1,764 square feet, this spacious home features four generously sized bedrooms and three well-appointed bathrooms, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming kitchen/dining room, complete with a lovely conservatory that floods the space with natural light. The ground floor also boasts a convenient WC and a utility room, enhancing the practicality of everyday living. The first floor is home to a substantial living room, perfect for relaxation, alongside the master bedroom which benefits from an en-suite bathroom.

- End of terrace townhouse
- Three bathrooms
- Conservatory
- Integral Garage and driveway
- Close to A48 and M4
- Four double bedrooms
- Ground floor WC
- Utility room
- Beautifully stocked garden
- Village life with amenities

**Entrance hall**

**Ground floor WC**

**Integral garage**

**Kitchen/dining room**

16'3" x 13'6" max (4.88m x 3.96m max)

**Conservatory**

12'3" x 12'2" (3.66m x 3.66m)

**First floor landing**

**Living room**

16'4" x 15'4" (4.88m x 4.57m)

**Bedroom one**

16'4" max x 12'6" max (4.88m max x 3.66m max)

**En-suite**

9'11" x 6'3" (2.74m x 1.83m)

**Second floor landing**

**Bedroom two**

17'5" max x 9'11" (5.18m max x 2.74m)

**En-suite**

9'10" max x 6'6" max (2.74m max x 1.83m max)

**Bedroom three**

12'8" x 9'10" (3.66m x 2.74m)

**Bedroom four**

11'9" x 6'9" (3.35m x 1.83m)

**Family bathroom**

9'2" x 6'8" (2.74m x 1.83m)

**Outside and parking**



Approx Gross Internal Area  
164 sq m / 1764 sq ft



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		73	84

Council Tax Band G  
EPC Rating C

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