



Sheppard
& Bear

Cambrian Grove | Marshfield | Cardiff | CF3 2US

Asking price £385,000



Sheppard & Bear

Cambrian Grove | Marshfield
Cardiff | CF3 2US
Asking price £385,000

Nestled in the charming village of Marshfield, Cardiff, this stunning end-of-terrace townhouse on Cambrian Grove offers a perfect blend of modern living and community spirit. Spanning an impressive 1,596 square feet, this beautifully presented home boasts four spacious bedrooms and three well-appointed bathrooms, ensuring ample space for families or those who enjoy hosting guests.

Upon entering, you are led straight to the heart of the home. The stylish kitchen diner, featuring a central island and a convenient walk-in pantry, making it an ideal space for both cooking and entertaining. The ground floor also includes a handy WC, adding to the practicality of the layout.

The property further benefits from an integral garage and a driveway that accommodates two vehicles,

- End of terrace townhouse
- Four bedrooms, three bathrooms
- Integral garage and driveway
- Walk-in pantry for storage
- Village life with activities
- Stunningly presented throughout
- Ground floor WC included
- Kitchen diner with island
- Low maintenance garden
- Catchment for top schools

Entrance hall

WC

Integral garage

Kitchen/dining room

17'3" x 16'4" max (5.18m x 4.88m max)

First floor landing

Living room

15'3" x 16'4" max (4.57m x 4.88m max)

Bedroom one

12'7" x 16'6" max (3.66m x 4.88m max)

En-suite

9'2" x 6'3" (2.74m x 1.83m)

Second floor landing

Bedroom two

15'2" x 9'10" (4.57m x 2.74m)

En-suite

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

Bedroom three

12'5" x 9'2" (3.66m x 2.74m)

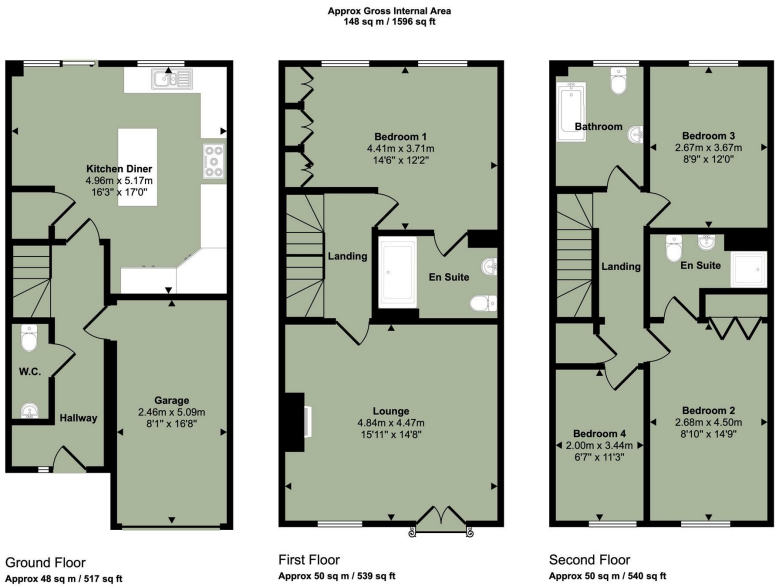
Bedroom four

11'8" x 6'9" (3.35m x 1.83m)

Family bathroom

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

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		
(81-91) B		85
(69-80) C	74	
(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
gavin@sheppardandbear.com