



Sheppard

The Shires | Marshfield | Cardiff | CF3 2AX

Asking price £450,000



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Nestled in The Shires of Marshfield, Cardiff, this delightful three-bedroom detached house offers a rare opportunity for those seeking a peaceful yet vibrant community. Situated in a quiet cul-de-sac, this property boasts an impressive 1,295 square feet of living space, making it ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by a spacious and inviting layout that includes three well-appointed reception rooms. The heart of the home is the kitchen/breakfast room, perfect for casual dining and family gatherings. The ground floor also features a convenient WC, a comfortable lounge, and a dining room that flows seamlessly into a stunning summer room. This bright and airy space overlooks the beautifully manicured rear garden, providing a serene backdrop for relaxation.

- Three bedrooms, detached house
- Ground floor WC
- Integral garage
- Driveway for two vehicles
- En-suite to principle bedroom
- Refitted kitchen/breakfast room
- Beautiful summer room
- Manicured garden
- Catchment for Marshfield Primary and Bassaleg High
- Friendly, semi-rural community

Entrance hall

Ground floor WC

Lounge

15'3 x 11 (4.65m x 3.35m)

Dining room

10'6 x 8'8 (3.2m x 2.64m)

Summer room

11'9 x 10'9 (3.58m x 3.28m)

Kitchen / diner

18'2 x 8'8 (5.54m x 2.64m)

Integral garage

16'10 x 8'4 (5.13m x 2.54m)

First floor landing

Bedroom one

13'5 x 11'5 (4.09m x 3.48m)

En-suite shower room

7'7 x 3'0 (2.31m x 0.91m)

Bedroom two

11'4 x 8'11 (3.45m x 2.72m)

Bedroom three

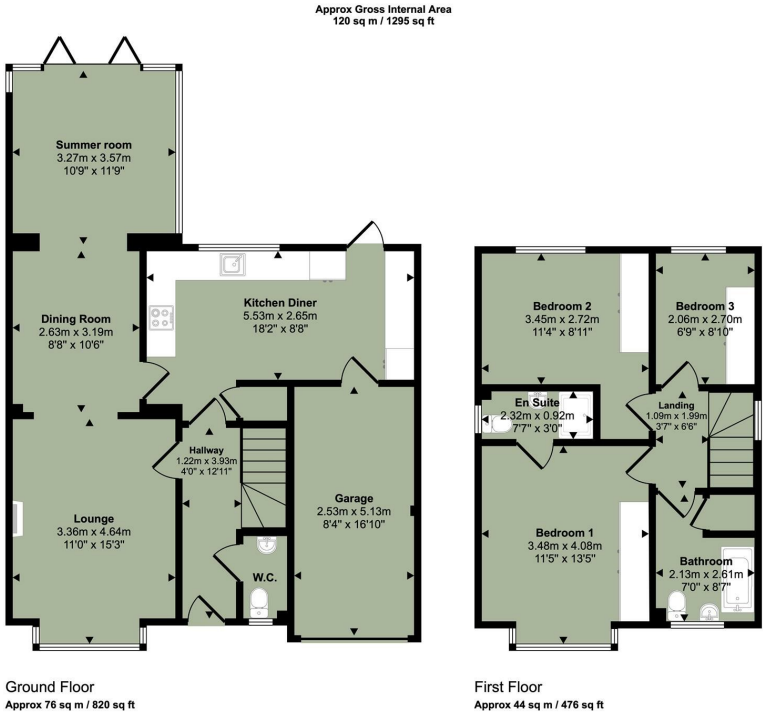
8'10 x 6'9 (2.69m x 2.06m)

Family bathroom

8'7 x 7'0 (2.62m x 2.13m)

Driveway to front

Rear garden



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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band F
EPC Rating

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