

UNDER OFFER



Mallards Reach

Marshfield, Cardiff, CF3 2NN

MARSHFIELD, CARDIFF

Mallards Reach

Marshfield, Cardiff, CF3 2NN

ASKING PRICE

£600,000

4 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

2,102 SQ FT





A truly impressive executive home. The whole property has been fully renovated, and extended top to bottom, to an incredibly high standard, you really could move straight in. The finish is impeccable! We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.



OLLIE VINCENT
AREA VALUER / NEGOTIATOR · LLANISHEN



THE PROPERTY

Jeffery Ross are proud to present, Mallards Reach, Marshfield, Cardiff. This stunning house offers an impressive 2,102 square feet of modern living space. This immaculately presented property boasts a wealth of contemporary features that cater to modern day living.

Upon entering, you will be greeted by a beautifully designed and fully renovated interior that includes a contemporary kitchen, complete with a stylish island, and three beautifully finished bathrooms, all completed back in 2015. The house has been enhanced with new flooring and carpets throughout, ensuring a fresh and inviting atmosphere. The renovations continued with a garage conversion in 2017, which now serves as a functional office space, perfect for those who work from home.

In 2019 and 2020, the property underwent further significant extensions, including a single-storey rear extension that introduced a delightful dining room and snug area, as well as an extended utility room. A double-storey side extension added a spacious double-length garage and a walk in wardrobe / dressing room, while a front extension created a welcoming porch.

The property is equipped with many modern design features including bi-fold doors, skylights and underfloor heating, ensuring comfort and convenience. The garden has been thoughtfully landscaped, featuring a new patio, and the driveway and front fence were also updated in 2022, enhancing the overall curb appeal.

With parking available for up to four vehicles, this home is not only practical but also perfectly positioned for family living. This exquisite property in Marshfield is a rare find, combining modern amenities with thoughtful design, making it an ideal choice for those seeking a stylish and spacious family home.

This incredible home really is a must see. It is one not to be missed. Call the office on 02920 499680 and book your viewing today!

KEY FEATURES

2102 SQFT

FULL RENOVATED AND EXTENDED 4 BED DETACHED FAMILY HOME

OFFICE / GARAGE CONVERSION

NEW KITCHEN & ISLAND

NEW BI-FOLD DOORS

NEW BATHROOMS

NEW FLOORING

UNDERFLOOR HEATING & NEW RADIATORS

NEW PORCH AND NEW DOUBLE LENGTH GARAGE.

DRIVEWAY PARKING FOR UP TO 4 CARS



INSIDE



INSIDE



OWNERS' COMMENTS

I have truly loved living here. The location is ideal, and I have been delighted with the improvements I have made. I also have wonderful neighbours in every direction. I hope the new owners enjoy it just as much as I have.

THE OWNERS
MARSHFIELD, CARDIFF



ACCOMMODATION

OFFICE / PLAY ROOM	2.67 x 5.00
--------------------	-------------

KITCHEN (OPEN PLAN)	6.52 x 3.06
---------------------	-------------

DINING ROOM (OPEN PLAN)	5.83 x 2.97
-------------------------	-------------

SNUG (OPEN PLAN)	3.11 x 2.97
------------------	-------------

LIVING ROOM	3.37 x 5.00
-------------	-------------

BEDROOM 1	3.37 x 4.60
-----------	-------------

WALK-IN WARDROBE	2.12 x 5.5
------------------	------------

BEDROOM 2	3.37 x 3.46
-----------	-------------

BEDROOM 3	2.56 x 3.04
-----------	-------------

BEDROOM 4	2.47 x 3.46
-----------	-------------

SCHOOL CATCHMENT

English medium primary for admission from July 2023 onwards is Marshfield Primary English-medium secondary effective from 2021 is Bassaleg School Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenlli Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport

FLOORPLAN



Mallards Reach

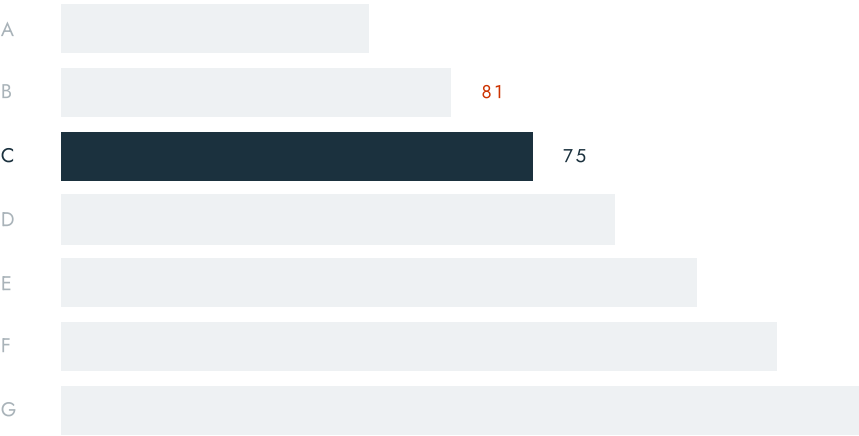
Total Area: 195.3 m² ... 2102 ft²

All measurements are approximate and for display purposes only



Energy efficiency

Currently band C, with the potential to reach band B.



Rating 75 · potential 81. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	2,102 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F
EPC RATING	75 · POTENTIAL 81

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ollie Vincent

AREA VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU