

Oakfields

MARSHFIELD, CARDIFF, CF3 2EZ

ASKING PRICE £570,000

**Hern &
Crabtree**



Oakfields

Oakfields sits at the heart of Marshfield, a well regarded village on the eastern edge of Cardiff known for its welcoming atmosphere and rural calm. This detached home rests within a peaceful cul de sac and has been maintained with evident care, offering a sense of comfort and quiet refinement from the moment you step inside.

The interior unfolds across bright, balanced living spaces that feel well connected, with the conservatory drawing in garden views and providing a gentle transition between the house and its landscaped grounds.

This home offers a considered layout with generous bedrooms, well arranged reception rooms and a spacious kitchen that serves as the heart of the house. The gardens wrap around the property with mature planting and a series of inviting seating areas that encourage outdoor living. A double garage and driveway complete the picture, making the property well suited to modern family life while retaining the quiet rhythm of village living.

Marshfield is a popular choice for those seeking village life with excellent access to both Cardiff and Newport. The area is served by respected schools including Marshfield Primary, while nearby St Mellons and Old St Mellons offer further amenities, cafés and everyday essentials.

For outdoor pursuits, there are open fields, local walking routes and golf facilities within easy reach. Commuting is straightforward with quick access to the A48 and M4, along with convenient transport links into the city centre.



1468.00 sq ft

Storm Porch

A sheltered storm porch with outside lighting leads to the front entrance.

Entrance Hall

Entered via a double glazed composite door with etched and stained glass detail and matching obscure side window. The hall features wood grain tiled flooring, a radiator, curved ceiling line, built-in storage cupboard and stairs rising to the first floor. Doors lead to the cloakroom, dining room, kitchen and living room.

Cloakroom

Fitted with a WC and wash hand basin, half tiled walls and tiled flooring. Includes an extractor fan and heated towel rail.

Dining Room

A bright reception space with a double glazed front window, radiator, matching wood grain tiled flooring and coved ceiling.

Kitchen

A well appointed kitchen with double glazed windows to the rear and side with space for a small breakfast table. Fitted with a range of wall and base units topped with complementary quartz stone worktops and matching upstand. Includes an integrated one and a half bowl stainless steel sink with spray mixer tap, full length AEG dishwasher, fridge freezer, Bosch four ring gas hob with concealed cooker hood, Bosch double oven and grill, radiator, tiled flooring and curved ceiling. Doorway to utility room.

Utility Room

With a double glazed obscure door to the side, plumbing for a washing machine, space for a tumble dryer and matching wall and base units with stone countertop. Houses the Baxi gas combination boiler concealed in a cupboard. Radiator and matching tiled flooring.

Living Room

A generous reception room with double glazed French doors to the conservatory. Features a vertical radiator, parquet style luxury vinyl flooring, coved ceiling and wall lights.

Conservatory

A versatile additional living space with a double glazed roof and K glass windows overlooking the rear garden. French doors open to the patio. Finished with tiled flooring, electric underfloor heating and wall lights.

First Floor Landing

Stairs rise to a central landing with double glazed front window, bannister, vertical radiator, loft access and linen cupboard with shelving.

Bedroom One

A spacious double bedroom with front aspect double glazed window, radiator, fitted wardrobes and recessed storage. Coved ceiling and picture rail. Doorway to en suite.

En Suite

Double glazed obscure side window, WC, wash hand basin set into a vanity unit with mixer tap, mirrored light, shaver point, heated towel rail, part tiled walls and tiled flooring. Quadrant shower with bifold door, raindrop showerhead and separate mixer.

Bedroom Two

A double room with rear double glazed window, spotlights and radiator.

Bedroom Three

Rear double glazed window and radiator.

Bedroom Four

Rear double glazed window and radiator.

Family Bathroom

Double glazed obscure side window, WC, wash hand basin within vanity cupboard, bath with plumbed shower and separate mixer tap, glass splashback screen, tiled walls and flooring, shaver point, heated towel rail and extractor fan.

Front Garden and Parking

The front offers a resin driveway for at least two vehicles, landscaped areas with mature shrubs, trees and flower borders, a lawn and pathway to the front door. Timber fencing with a gate leads to the rear garden.

Rear Garden

A mature enclosed rear garden with stone paved patio, lawn, established trees, shrubs and planting. Timber fencing surrounds, with side gated access to the front. A secondary side return provides a further seating and storage area with space for greenhouses and sheds, connecting via footpath to the garage. Includes outside cold water tap and sensor lighting.

Double Garage

An attached double garage accessible from both the driveway and the rear garden. Features power, lighting, electric fob operated doors and potential for overhead storage. Measurements approximately 5.17m max by 5.12m.

Additional Information

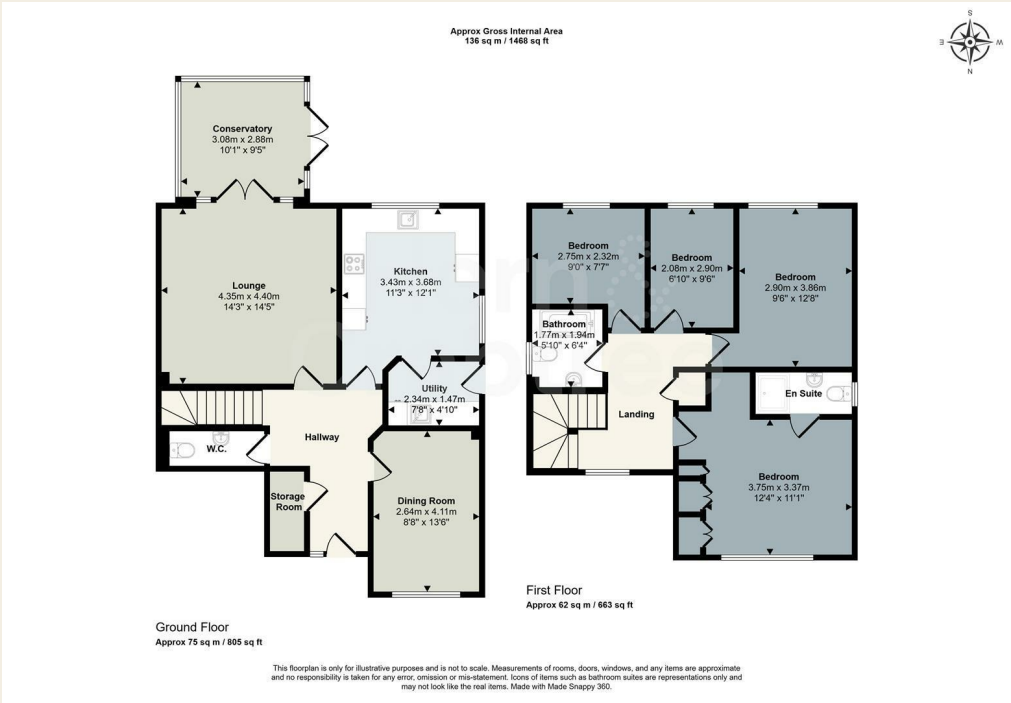
Freehold.

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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



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