

5 The Grange

Marshfield | Cardiff | CF3 2TG

Detached House | Guide Price £799,950



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PROPERTY DESCRIPTION

MGY are proud to offer for sale this quite exceptional 5 double bedroom executive detached property in the sought after Marshfield area. The property which has been maintained beautifully by the present owners, and has the benefit of Bang and Olufsen surround sound throughout and in the rear garden. The accommodation briefly comprises entrance hall, downstairs w.c, study/ gym, spacious lounge, sitting room, dining room, conservatory, generous kitchen/ breakfast room and utility room to the ground floor. To the first floor the large master bedroom has a dressing room and ensuite, a further ensuite guest bedroom, 3 further good size bedrooms and a family bathroom with Jacuzzi bath. The property further benefits from a charming mostly South Easterly rear garden, various seating area's to rear and side, a double garage, and ample off road parking. Internal viewing is highly recommended with this superb property.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 2,960 sq ft (inc garage)
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Entered via uPVC door. Radiator. Karndean flooring. Stairs to first floor. Coved ceiling. Understairs storage with shelving and lighting. Wall mounted "Nest" thermostat.

W.C

Obscured and leaded double glazed uPVC window to front. Karndean flooring. Radiator. Wall hung w.c, vanity enclosed wash hand basin with mixer tap. Part tiled walls.

STUDY/ GYM

12' 1" x 8' 4" (3.70m x 2.55m)
Leaded double glazed uPVC window to front with fitted remote controlled blind. Karndean flooring. Radiator. Bang and Olufsen speaker. Radiator. Decorative coved ceiling.

LOUNGE

19' 3" x 12' 1" (5.88m x 3.70m)
Leaded double glazed French doors to conservatory. Decorative coved ceiling. 2 radiators Feature brick fireplace with inset living flame gas fire. Karndean flooring. Decorative coved ceiling. 4 bang

and Olufsen speakers. TV aerial point.

CONSERVATORY

26' 3" x 9' 1" (8.01m x 2.77m) A uPVC conservatory mostly South Easterly facing overlooking the lovely gardens. Fitted island with granite work surface and storage below, further unit with integrated drinks fridge, granite work surface and storage below. Karndean flooring.

SITTING ROOM

12' 1" x 11' 9" (3.70m x 3.60m)
Leaded double glazed French doors to conservatory. Karndean flooring. Radiator.

KITCHEN / BREAKFAST ROOM

21' 1" x 11' 5" (6.45m x 3.50m)
Leaded double glazed uPVC window to rear with fitted remote controlled blind. Karndean flooring. Wooden fitted kitchen units with Granite work surfaces and tiled splash backs incorporating one and a half sink unit with mixer tap. Built in Miele dishwasher. Built in double oven, recessed space for microwave. 5

ring 'Baumatic' gas hob. Space for 2 fridge / freezers. Radiator. Fitted display cabinet. Breakfast bar with granite work surface, drawer below. Bang and Olufsen speaker. Door to :-

UTILITY ROOM

15' 8" x 5' 2" (4.78m x 1.59m)
Leaded double glazed uPVC window to side. Karndean flooring. Cupboard housing 'Baxi' boiler which was replaced 2 years ago. Fitted base and wall units incorporating sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer. uPVC doors to the rear garden and double garage.

DINING ROOM

11' 2" x 11' 2" (3.42m x 3.41m)
Leaded double glazed uPVC window to side with fitted remote controlled blind. Karndean flooring. Decorative coved ceiling. Radiator.

FIRST FLOOR

STAIRS & LANDING

Spacious landing. Leaded double glazed uPVC window to front with

fitted remote controlled blind. Coved ceiling. Radiator. Access to loft space. Airing cupboard housing hot water tank.

MASTER SUITE

DRESSING ROOM

10' 2" x 9' 9" (3.10m x 2.99m) Velux skylight. 2 fitted wardrobes with hanging and shelving. Radiator. Coved ceiling.

MASTER BEDROOM

16' 10" x 15' 10" (5.15m x 4.85m) 2 leaded double glazed uPVC windows to front with fitted remote controlled blinds. 2 fitted wardrobes with hanging and shelving. Coved ceiling. 3 radiators. TV aerial point. Door to :-

ENSUITE

Leaded and obscured double glazed uPVC window to rear with fitted blind. Panelled bath with mixer tap and with shower attachment, double size shower cubicle with mains shower, w.c, vanity enclosed wash hand basin with mixer tap. Part tiled walls. Spotlights to ceiling.

BEDROOM TWO

15' 4" x 12' 1" (4.69m x 3.70m) Leaded double glazed uPVC window to rear with fitted remote controlled blind. Fitted wardrobe with hanging and shelving. Coved ceiling. Door to :-

ENSUITE

Leaded double glazed uPVC window to rear. Shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap, w.c. Radiator. Shaver point.

BEDROOM THREE

12' 1" x 10' 2" (3.70m x 3.11m) Leaded double glazed uPVC window to side with fitted remote controlled blind. Coved ceiling. Fitted wardrobe with hanging and shelving. Radiator.

BEDROOM FOUR

11' 10" x 9' 4" (3.61m x 2.86m) Leaded double glazed uPVC window to rear with fitted remote controlled blind. Fitted wardrobe with hanging and shelving. Coved ceiling. Jack and Jill access to family bathroom.

BEDROOM FIVE

12' 0" x 8' 7" (3.68m x 2.64m) Leaded double glazed uPVC window to rear with fitted remote controlled blind. Radiator. Fitted wardrobe with hanging and shelving.

FAMILY BATHROOM

8' 5" x 8' 4" (2.58m x 2.55m) Jack and Jill access to bedroom Three. Obscured and leaded double glazed uPVC window to side with fitted remote controlled blind. Karndean flooring. Heated towel rail. Shower cubicle with mains shower. Jacuzzi bath, vanity enclosed wash hand basin with mixer tap. Spotlights to ceiling.

OUTSIDE

A spectacular garden benefitting from Bang and Olufsen surround sound. Large storage shed with fitted cupboards. Wood store. Gated access leading to driveway. A variety of seating areas to capture sun and shade. Pergola. 2 water features. Partially paved and partially decked. Stone chipped areas. External lighting.

DOUBLE GARAGE

2 remote controlled up and over doors. Power and lighting.





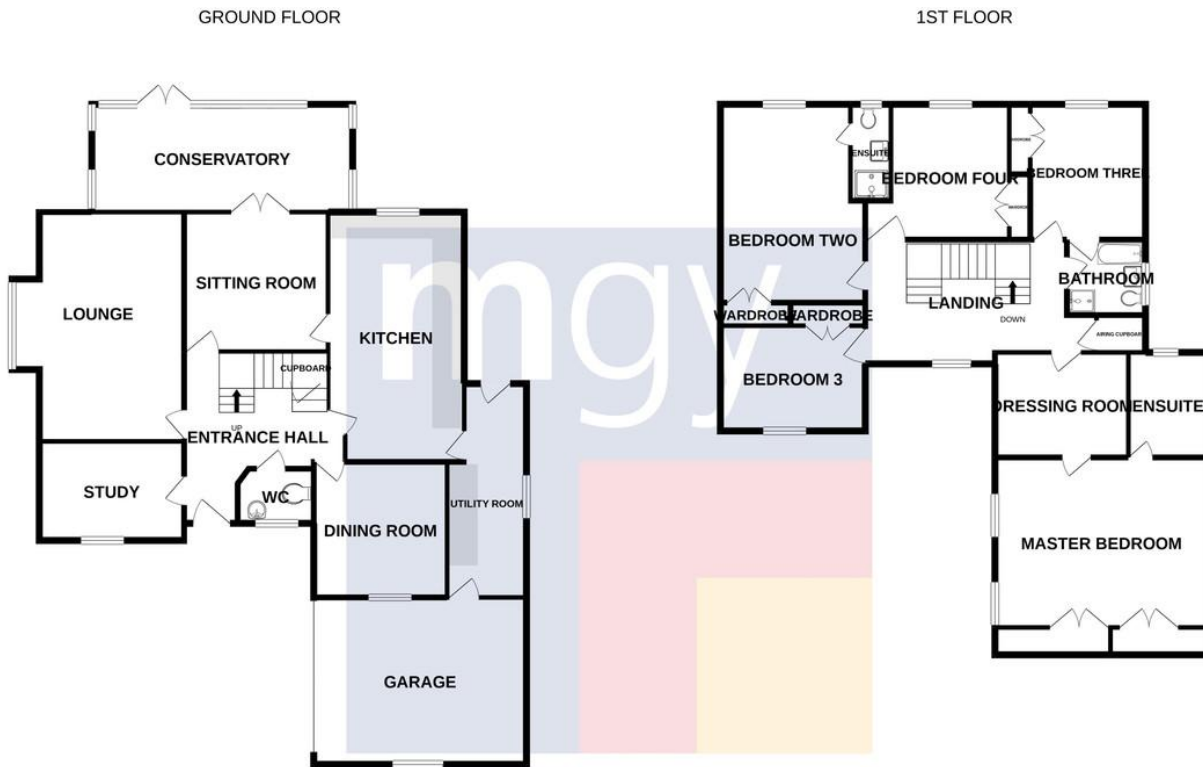
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FLOORPLANS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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