



4 Blacktown Gardens  
Marshfield | Cardiff | CF3 2SF

FINE & COUNTRY



# Step inside

Guide price £450,000

Welcome to this charming four-bedroom detached home in the sought-after village of Marshfield, Cardiff. Its prime location provides easy access to the A48 and M4, along with convenient bus routes to Newport and Cardiff. The village itself boasts essential amenities like a local shop, pharmacy, and post office, as well as playing fields, a village hall, and two family-oriented pubs. Marshfield Primary School and catchment for the esteemed Bassaleg High School make it an ideal haven for families.

Built in 2007, this modern home has seen several upgrades, including a new kitchen/breakfast room and utility room. The bathroom was recently replaced, and the garden fully landscaped. The ground floor features two reception rooms, a cozy sitting room with a log burner, and patio doors leading to the garden. The first floor offers four well-sized bedrooms, including a master with an en-suite shower room, and a family bathroom. The neutral decor throughout adds to the home's welcoming ambiance.

Outside, the property boasts a lovely front garden, while the southerly aspect rear garden features sleek patio slabs and artificial turf. Access to the garage is available from the garden, and a single garage with driveway parking for two vehicles completes the package. Excitingly, plans have been drawn up by the current owners to create an open-plan area downstairs, offering even more potential for this already fantastic home. Contact the agent for more details of these plans.

## DIRECTIONS

What3words: [///unloaded.cases.dean](https://www.what3words.com/#!/unloaded/cases/dean)





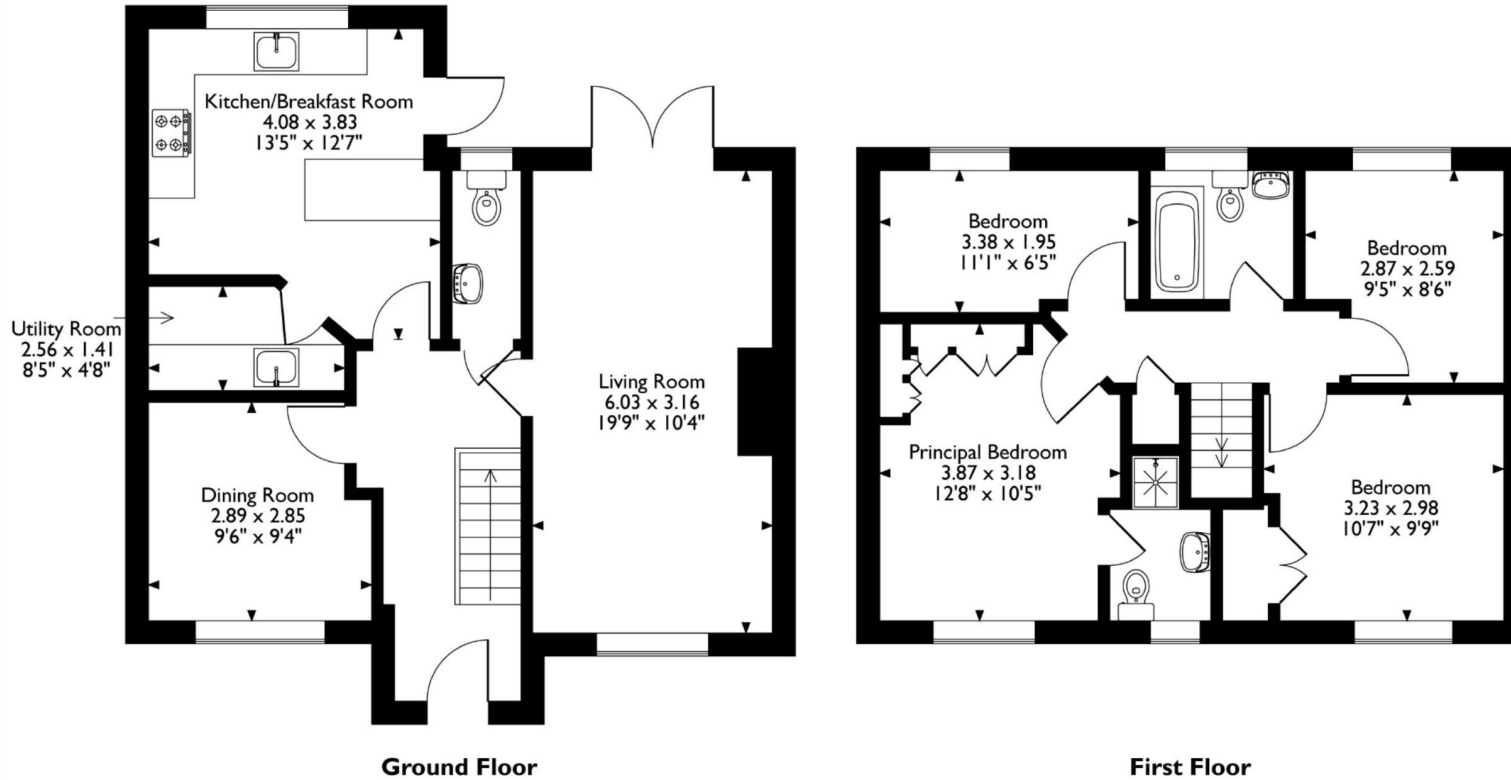




Step outside



# 4 Blacktown Gardens, Marshfield, Cardiff

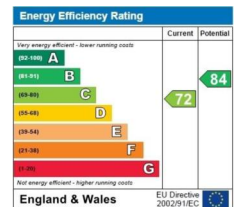


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: CF3 2SF | Tenure: Freehold | Tax Band: F | Authority: Newport | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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