

FREEHOLD



House - Detached

# 49 MARGUERITES WAY, CARDIFF, CF5 4QW

Offers In The Region

## £295,000

### FEATURES

- Detached House
- Downstairs W/C
- 3 Bedrooms
- Large Garden
- Cloakroom & Utility Room
- Brand New Fitted Kitchen
- 2 Bathrooms
- Garage



# 3 Bedroom House - Detached located in Cardiff

Welcome to Marguerites Way - a charming, detached three-bedroom home proudly presented by Maison. Situated in a peaceful, friendly neighborhood, this property offers a comfortable and stylish retreat.

The property briefly comprises a brick-built porch, an entrance hallway, a spacious living room, dining room, a brand-new fitted kitchen, utility room, and a convenient downstairs W/C. Upstairs, you'll find a master bedroom with en-suite, a family bathroom, and two additional bedrooms with built-in storage and an airing cupboard.

This home further benefits from an electric-operated garage door, a double driveway, a large garden, gas central heating, and uPVC double-glazed windows throughout.

Conveniently located near several retail outlets, including Culverhouse Cross, this area offers easy access to supermarkets, home stores, and dining options. It also falls within the catchment area of several highly-rated schools, making it an ideal choice for families. The property is also well-connected, with easy access to the M4, making commutes to Cardiff City Centre and beyond straightforward.

Whether you're looking for a family-friendly home or a tranquil retreat near the vibrant city of Cardiff, this property ticks all the boxes.



Call us on  
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Council Tax Band  
**H**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

