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CARDIFF

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*St Mellons Road*

MARSHFIELD

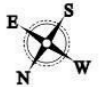
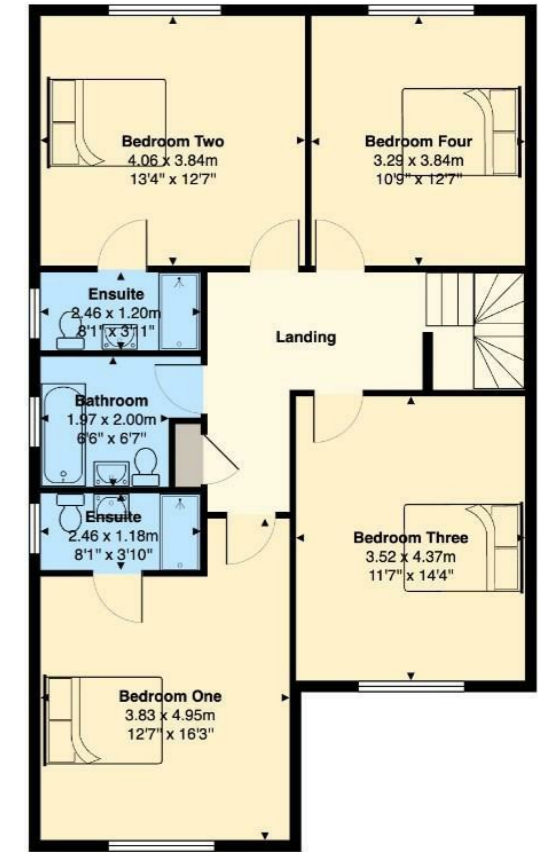
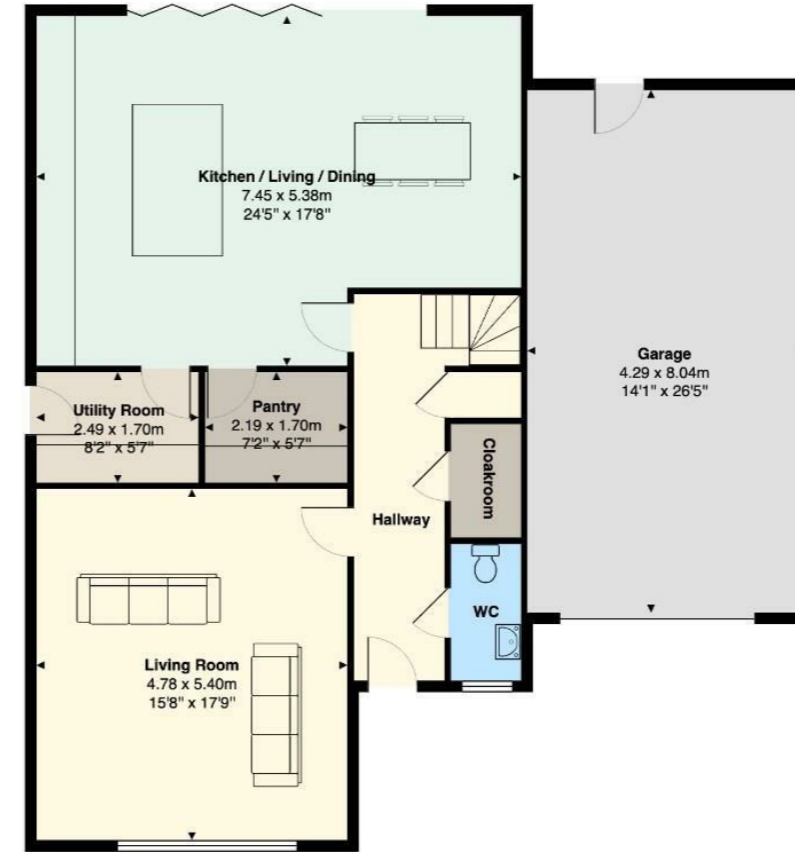


*Fantastic new build home that is ready to move into. Built and completed at the end of 2025 in the popular area of Marshfield, this is a property you can really make your own.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
 Director  
 Elliott@jeffreyross.co.uk



**Vale House, St Mellons Road Marshfield, Cardiff**

Total Area: 208.8 m<sup>2</sup> ... 2247 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*We are proud of this development and one we wanted to make additional changes to with the introduction of the Pantry and Utility we really feel this will make a brilliant family home.*

Comments by the Homeowner





# St Mellons Road

Marshfield, Cardiff, CF3 2TH

Asking Price

£695,000



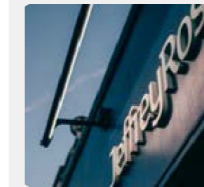
4 Bedroom(s)



3 Bathroom(s)



2247.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

Nestled on St Mellons Road in the charming village of Marshfield, Cardiff, this exquisite new build executive family home offers a perfect blend of modern living and spacious comfort. Spanning an impressive 2,247 square feet, this detached house is designed to cater to the needs of contemporary family life.

Upon entering, you are greeted by two generous reception rooms, providing ample space for relaxation and entertaining. The heart of the home features a well-appointed kitchen that seamlessly connects to the living areas, ensuring that family gatherings and social occasions are both enjoyable and effortless. With four well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property offers a private sanctuary for every family member.

The house boasts three stylish bathrooms, ensuring convenience and comfort for all. The thoughtful design and high-quality finishes throughout the property reflect a commitment to excellence, making it an ideal choice for those seeking a modern lifestyle.

Set on a large plot of 0.17 acres, the property features a substantial driveway, providing ample parking for multiple vehicles. The outdoor space offers potential for landscaping or simply enjoying the fresh air in a tranquil setting.

Built in 2025, this new build comes with a warranty, giving you peace of mind as you settle into your new home. With its prime location in Marshfield, you will enjoy the benefits of a peaceful village atmosphere while remaining conveniently close to Cardiff's vibrant city life. This property is a rare find and is sure to appeal to families looking for a stylish and spacious home in a desirable area.



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Virtual staging



Entrance Hallway	Ensuite 8'0" x 3'11" (2.46m x 1.2m)
Living Room 14'4" x 17'8" (4.38m x 5.40m)	Family Bathroom 6'6" x 8'0" (2m x 2.45m)
Downstairs WC	Bedroom Three 10'9" x 12'7" (3.29m x 3.84m)
Cloak Room	Bedroom Four 11'6" x 14'4" (3.52m x 4.37m)
Open plan Living / Kitchen / Dining 24'5" x 17'7" widest points (7.45m x 5.38m widest points)	<b>Garden</b> Large South East facing garden
Pantry	<b>Driveway</b> Parking for multiple vehicles
Utility room	<b>Tenure</b> We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
To the first floor	<b>Council Tax</b> Band-
Bedroom One 14'2" x 13'5" (4.33m x 4.09m)	
Ensuite 8'0" x 3'11" (2.46m x 1.2m)	
Bedroom Two 13'3" x 12'7" (4.06m x 3.84m)	

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Virtual staging