

Caer Idwen

Morganstown | Cardiff | CF15 8FZ

Detached House | Asking Price Of £649,950



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PROPERTY DESCRIPTION

**** WATERSTONE HOMES 'GLAMORGAN' STYLE DETACHED PROPERTY ** CORNER PLOT ** SOUTH FACING GARDEN **** A beautifully presented four bedroom detached family home set over three floors with half converted garage. This larger style Waterstone's property offers spacious accommodation which comprises entrance hall, cloakroom, lounge, study/sitting room, bright and spacious open plan kitchen/dining/family room with French & bi fold doors. The master suite has dressing room and en-suite shower room and exclusively occupies the second floor. Bedroom two is located on the first floor and features a large dressing area/fifth bedroom and en-suite shower room. A further two double bedrooms and family bathroom also occupy the first floor. The well maintained South facing rear garden is mainly laid to lawn with decked area and fully enclosed. Larger than average single garage, half converted to music room with insulated acoustic walls, lighting and separate pedestrian entrance.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).**
- 2,140 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the popular area of Morganstown, which is within the Radyr Comprehensive School catchment area. Morganstown offers amenities such as a public house, vet, children's park and garden centre and is close to the parade of shops in Radyr. There is a regular bus service to and from the City Centre and there is easy access to the A470 and M4 motorway.

ENTRANCE

Steps to the front of the house with shrub borders with extended block paved driveway providing parking for numerous vehicles. External lighting.

HALLWAY

Entered via half glazed door into hallway. Stairs to first floor. Doors to lounge, study, kitchen/dining/family room, WC and under stair storage space.

LOUNGE

16' 3" x 11' 7" (4.95m x 3.53m) Two double glazed windows to front and side aspect. Central heating radiator.

KITCHEN/DINER

16' x 9' 6" (4.88m x 2.9m) A bright and spacious open plan area with French and bi fold doors leading to rear garden. Modern fitted Sigma 3 kitchen with a range of base and eye level high gloss units with island area housing hob and stainless steel chimney extractor hood above. Fitted Neff double microwave oven, integrated fridge freezer and dish washer. Complementary marble work surfaces incorporating sink unit with drainer and mixer tap. Tiled flooring. Two radiators.

STUDY/SITTING ROOM

11' 10" x 10' 2" (3.61m x 3.1m) Double glazed window to front with views. Radiator.

CLOAKROOM

8' 10" x 3' 8" (2.69m x 1.12m) Wash hand basin and low level wc.

FIRST FLOOR

Sizeable landing giving access to all rooms. Stairs to second floor.

BEDROOM TWO

14' 10" x 11' 6" (4.52m x 3.51m) Double glazed window. Central heating radiator.

DRESSING ROOM

11' 6" x 7' 8" (3.51m x 2.34m) Double glazed window. Fitted mirror fronted wardrobes with sliding doors. Radiator. Door into;

EN-SUITE

8' 3" x 7' 11" (2.51m x 2.41m) Fully tiled shower with glass screen, wash hand basin and low level WC. Tiled flooring and tiled walls. Shaver point and extractor fan.

BEDROOM THREE

15' 11" x 8' 8" (4.85m x 2.64m) Double glazed window. Fitted mirror fronted wardrobes. Central heating radiator.

BEDROOM FOUR

13' 9" x 11' 7" (4.19m x 3.53m) Double glazed window. Central heating radiator.

FAMILY BATHROOM

9' 6" x 8' 9" (2.9m x 2.67m) A luxury suite comprising panelled bath, wall hung wash hand basin and low level WC. Porcelanosa, fully tiled shower with glass screen. Tiled floor. Ladder radiator. Double glazed window to front.

SECOND FLOOR

Doors to master bedroom and dressing room/additional bedroom. Velux window to rear.

MASTER BEDROOM

17' 2" x 14' 11" (5.23m x 4.55m)
Double glazed window to front with views plus two Velux windows to rear. Access hatch to loft. Central heating radiator.

DRESSING ROOM/BEDROOM FIVE

8' 8" x 7' 2" (2.64m x 2.18m) A versatile space, currently used as a sitting room but alternatively a dressing room/fifth bedroom. Double glazed window. Radiator. Door to:

EN-SUITE

8' 8" x 8' 7" (2.64m x 2.62m) Double glazed window to front. Porcelanosa, fully tiled double shower with glass screen, wall hung wash hand basin and low level wc. Tiled flooring. Ladder radiator.

OUTSIDE**REAR**

A spacious, South facing, landscaped rear garden mainly laid to lawn with paved patio and

decked areas. Built-in garden shed. Boundary wall and gated side access. External lighting. Outside tap. Pedestrian door to a versatile music room/office (rear part of garage).

GARAGE

Larger than average single garage, half converted to a versatile music room/office with insulated acoustic walls, lighting and separate pedestrian entrance.



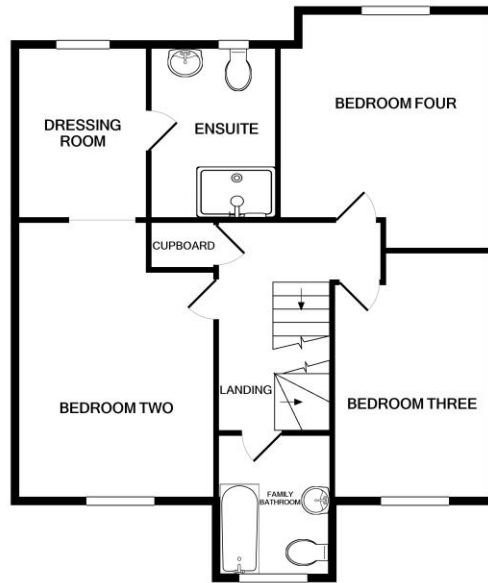
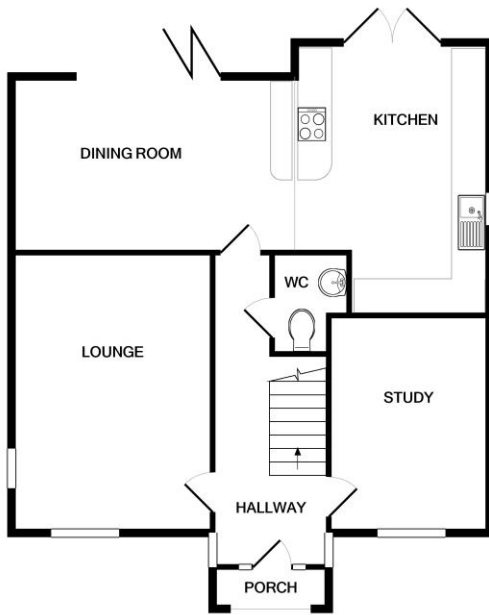


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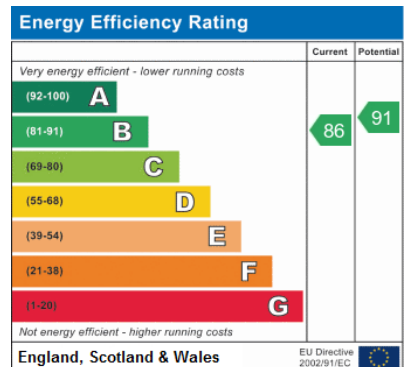
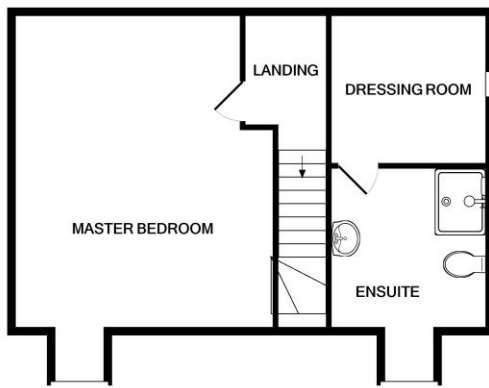
FLOORPLANS



TOTAL APPROX. FLOOR AREA 2102 SQ.FT. (195.2 SQ.M.)

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