

45 Maes Y Crofft

Morganstown | Cardiff | CF15 8FE

Semi-Detached House | Asking Price Of £279,950



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PROPERTY DESCRIPTION

** SOUTH FACING GARDEN ** GARAGE ** A well presented three bedroom semi-detached home in cul-de-sac location in the popular area of Morganstown. The accommodation briefly comprises entrance porch, lounge, sitting/dining room, kitchen and WC to the ground floor. To the first floor are three bedrooms including en-suite and bathroom. Outside there is garden and driveway to front and South facing garden to rear. Gas central heating. EPC Rating: C.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)** 950 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in this ever popular Cardiff suburb. Morganstown is well served by local amenities including regular public transport systems, shops, a golf course, public house and other recreational facilities. There are local primary schools in close proximity and the property is within the catchment for Radyr Comprehensive School. Commuters will also benefit from the easy access to the A470 and M4 Motorway.

ENTRANCE

Entered via driveway and paved pathway to front door. Pathway and gated access to rear garden.

HALLWAY

4' 3" x 3' 4" (1.309m x 1.018m)
Entered via uPVC double glazed front door into hallway. Laminate wood flooring. Radiator. Door into:

LOUNGE

14' 1" x 11' 0" (4.317m x 3.359m) A well presented lounge to feature electric fireplace, uPVC

double glazed window to front, two radiators and laminate wood flooring. Doors to dining room and inner hallway.

DINING ROOM

10' 8" x 7' 9" (3.253m x 2.370m)
Double glazed sliding doors to rear. Laminate wood flooring. Radiator. Door to kitchen.

KITCHEN

8' 9" x 8' 6" (2.681m x 2.591m) The kitchen is fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Space for washing machine and fridge/freezer. Tiled splashbacks. Radiator. Cupboard housing gas central heating boiler. uPVC double glazed window and external door to rear.

INNER HALLWAY

Door to WC and turning staircase to first floor.

WC

A modern low level WC and floating wash hand basin. Tiled flooring and splashbacks. Radiator. Extractor fan.

FIRST FLOOR

LANDING

Doors to three bedrooms and the family bathroom. Airing cupboard housing hot water tank. Radiator. Loft access.

BEDROOM ONE

10' 9" x 9' 7" (3.294m x 2.931m)
uPVC double glazed window to front with views. Radiator. Alcove for wardrobe. Door to:

ENSUITE

5' 11" x 5' 9" (1.805m x 1.769m)
Low level WC, pedestal wash hand basin and fitted shower cubicle. Extractor fan. Tiled splashbacks. Radiator. uPVC double glazed window to side.

BEDROOM TWO

10' 4" x 7' 10" (3.164m x 2.413m)
uPVC double glazed window to rear with views. Radiator.

BEDROOM THREE

9' 7" x 8' 6" (2.923m x 2.599m)
uPVC double glazed window to front. Radiator.

FAMILY BATHROOM

8' 10" x 6' 3" (2.702m x 1.909m) A white suite comprising low level WC, pedestal wash hand basin and

panelled bath with shower attachment. Tiled splashbacks. Radiator. Extractor fan. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

A south-westerly facing rear garden mainly laid to lawn with

paved patio area. Garden shed. Hedge and shrub borders. Boundary fence. Outside tap.

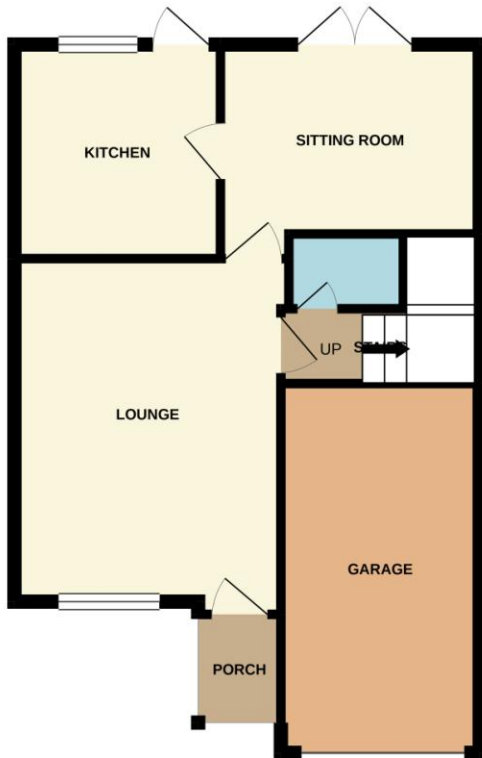
GARAGE

A single up and over door. Light and power.

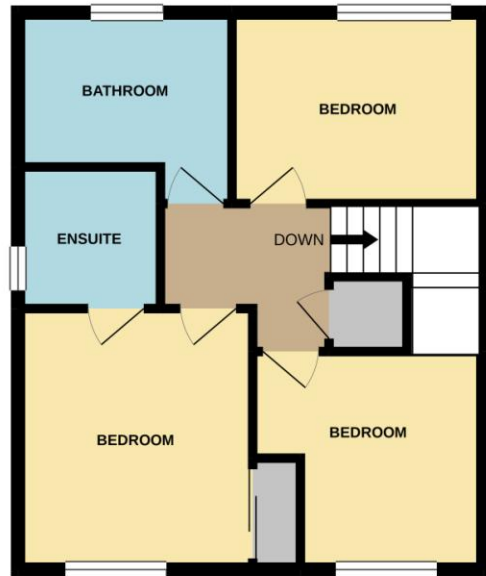


FLOORPLANS

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

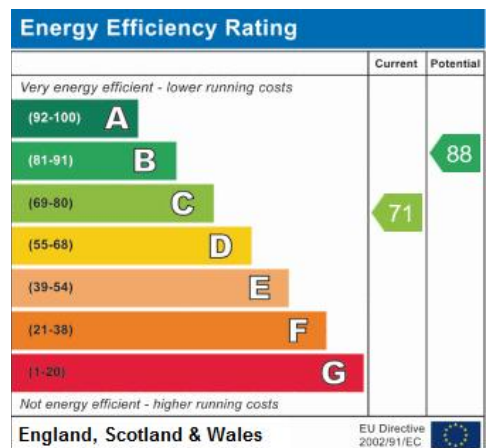


1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

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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