

28 Clos Y Gwyddfïd

Morganstown | Cardiff | CF15 8EX

Detached House | £669,950



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PROPERTY DESCRIPTION

****EXECUTIVE 5 BEDROOM DETACHED FAMILY HOUSE **** BEAUTIFULLY PRESENTED THROUGHOUT ******An exceptional executive detached 5 bedroom family house with rear views to Castell Coch, being in a convenient and desirable location just a short distance from local amenities and a short drive from the A470 and M4 link. Entrance hall, cloakroom, 19ft lounge with French doors to the rear garden, spacious study, dining room with rear bay window and open plan to the modern fitted kitchen/breakfast room with central breakfast bar island. To the first floor there is a spacious galleried landing, five bedrooms, bedrooms one & two with ensuite shower rooms and a separate family bathroom. The second floor offers a versatile family space with velux windows to the rear with open views to Castell Coch. Gas central heating, double glazing. Delightful rear garden comprising lawn and paved patio, wide driveway to the front leading to the double garage with twin doors. EPC Rating C.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx.)** 2,703 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 HALL

15' 3" x 10' 1" (4.65m x 3.09m)
Approached via a composite panelled front door with chrome bar handle leading to the spacious entrance hallway, staircase leading to first floor, storage cupboard, 'Amtico' flooring and radiator.

CLOAKROOM

White suite comprising low level WC, pedestal wash hand basin, splashback, 'Amtico' flooring, window to front and radiator.

LOUNGE

19' 0" x 11' 6" (5.80m x 3.53m) An excellent sized principal reception with French doors to the delightful rear garden, feature fireplace with coal effect living flame gas fire, additional windows to either side of French doors and to side aspect, two radiators.

STUDY

11' 6" x 7' 0" (3.53m x 2.14m) With deep silled bay window to front. Radiator.

DINING ROOM

14' 8" x 10' 2" (4.49m x 3.10m) into bay. With curved bay window overlooking the rear garden, ample space for large family dining table, radiator and open plan to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16' 2" x 16' 0" (4.95m x 4.88m) Appointed along three sides in cream high gloss front beneath composite worktop surfaces, inset stainless steel sink, inset four ring hob with cooker hood above,

integrated dishwasher with matching front, space for American style fridge/freezer, matching range of eye level wall cupboards, central island with breakfast bar, recessed spotlights, concealed ideal classic gas central heating boiler, French doors to rear garden, door to garage.

FIRST FLOOR

LANDING

Approached via an easy rising staircase with landing leading to either side of the staircase offering a spacious galleried landing area, window to front, staircase to second floor, large airing cupboard with hot water cylinder and shelving, radiator.

BEDROOM ONE

14' 11" x 12' 7" (4.55m x 3.84m) An excellent sized principal reception with large window overlooking the front, range of built in wardrobes to two sides, radiator and door to en-suite.

EN-SUITE

8' 9" x 4' 2" (2.67m x 1.29m)

Quality white suite comprising low level WC, vanity wash basin with storage below, double width shower cubicle with 'Mira' twin headed shower, full wall tiling, obscure glass window to side, 'Amtico' flooring and chrome heated towel rail.

BEDROOM TWO

13' 10" x 12' 9" (4.23m x 3.91m)

Enjoying delightful mountain and Castell Coch views, a second double bedroom, range of fitted wardrobes and radiator. Door to en-suite.

EN-SUITE TWO

8' 11" x 5' 7" (2.73m x 1.72m)

Modern white suite comprising low level WC, vanity wash basin with storage below, double width shower cubicle with 'Mira' shower, full wall tiling, 'Amtico' flooring, window to rear, electric shaver point and chrome heated towel rail.

BEDROOM THREE

13' 8" x 11' 2" (4.19m x 3.42m)

Aspect to front, a third double bedroom, range of built in wardrobes and radiator.

BEDROOM FOUR

12' 0" x 9' 0" (3.68m x 2.75m)

Aspect to rear, a third double bedroom, range of built in wardrobes and radiator.

BEDROOM FIVE

9' 6" x 6' 6" (2.92m x 1.99m)

Aspect to rear, a good sized fifth bedroom, fitted wardrobe and radiator.

FAMILY BATH AND SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower mixer tap and separate shower cubicle, window to side and radiator.

SECOND FLOOR**OPEN PLAN FAMILY ROOM**

37' 5" x 12' 7" (11.42m x 3.86m)

Approached via a full turning staircase leading to the open plan family room offering lots of possibilities, with six Velux windows to rear pitch, eaves storage, recess spotlights and two radiators.

OUTSIDE**REAR GARDEN**

Delightful rear garden with a paved patio leading onto a spacious area of lawn with plants and shrubs to borders, wide pathway to side leading to gate giving access to front. Storage shed to the additional side.

FRONT GARDEN

Large driveway to front leading to garage. Well-tended beds of stone chippings and inset shrubs.

DOUBLE GARAGE

17' 7" x 17' 0" (5.36m x 5.20m)

With twin up and over access doors, power and lighting, plumbing for washing machine and door to kitchen.



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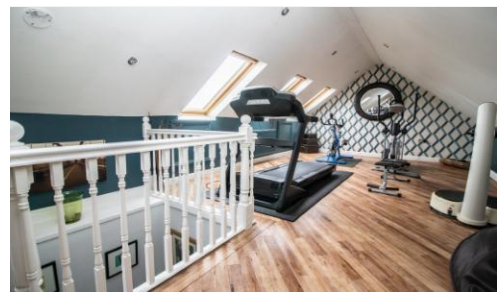
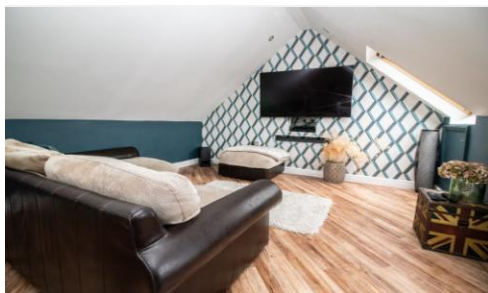
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FLOORPLANS

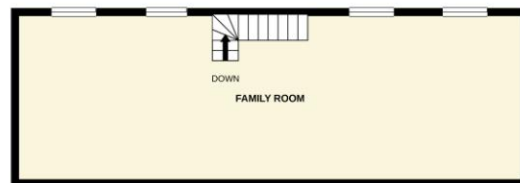
GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



2ND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2703 sq.ft. (251.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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