

Sunnycroft, Main Road,

Morganstown, Cardiff, CF15 8LJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£320,000



Semi-Detached Property

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Property Description

**** THREE BEDROOM SEMI DETACHED ** LARGE REAR GARDEN ** NO CHAIN**** A recently refurbished and beautifully presented three bedroom semi detached family home, located in a convenient location in the desirable Morganstown area being a short distance from amenities and transport links. Entrance hall, open plan kitchen and dining room with french doors to the rear garden, lounge to front. To the first floor there are three bedrooms and a modern family bathroom with shower. Long lawn rear garden, long driveway leading to garage. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 970 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The village of Morganstown is adjacent to Radyr village and a few minutes drive from the A470 and M4 motorway. The village has a post office, general store, public house and a garden centre. Radyr village has a golf club, church and good schools at all levels. The property is also in the catchment area for Radyr High School. There is a regular bus service to and from Cardiff City Centre as well as train station in Radyr village.

ENTRANCE HALL

Approached via a wood panelled front door with decorative window to upper part leading to the spacious entrance hallway, window to side, staircase leading to first floor, quality wood flooring, opening to the delightful kitchen & dining room.

KITCHEN/DINING ROOM

20' 9" x 18' 7" (6.35m x 5.67m) max
A superb open plan kitchen and dining room. Kitchen fitted along two sides in light panelled fronts beneath oak worktop surfaces, inset Belfast style sink with mixer tap, inset four ring hob with oven below and cooker hood above, integrated fridge freezer, attractive oak beams to ceiling, a large

dining area with feature tiled fireplace with oak beam above, book shelves to either side of chimney breast recess, french doors to rear garden, wood flooring throughout, two radiators, windows to side and rear each with oak window sills.

LOUNGE

13' 0" x 12' 2" (3.98m x 3.73m)
Overlooking the lawned front garden, a good sized principal reception, wood flooring, fireplace recess with oak beam above, radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase with spindle banister leading to the first floor landing, access to roof space.

BEDROOM ONE

12' 11" x 12' 0" (3.95m x 3.68m)
Overlooking the front, a good sized double bedroom, radiator.

BEDROOM TWO

12' 3" x 12' 0" (3.74m x 3.68m)
Overlooking the long rear garden, a second double bedroom, radiator.

BEDROOM THREE

7' 11" x 6' 0" (2.43m x 1.84m)
Aspect to front, radiator.

FAMILY BATHROOM

6' 6" x 5' 11" (1.99m x 1.81m)
Beautifully presented modern family bathroom comprising low level wc, vanity wash basin with storage below, panelled bath with twin head shower above, obscure glass window to rear, marble style wall and floor tiling to splash back areas and chrome heated towel rail.

OUTSIDE

REAR GARDEN

A long rear garden of excellent proportions, paved patio leading onto an area of lawn with pathway, enclosed by timber fencing and tree boundaries, gate to side leading to driveway, access to garage.

FRONT GARDEN

Area of lawn with a long driveway leading to garage.

GARAGE

Detached single garage with roller shutter entrance door, window to side and pedestrian door to garden.

VIEWERS MATERIAL INFORMATION

Please note that the photos of the property were taken before it was tenanted.

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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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