

13 Maes Y Crofft

Morganstown | Cardiff | CF15 8FE

Semi-Detached House | Offers In Excess Of £325,000



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PROPERTY DESCRIPTION

**** SPACIOUS SEMI-DETACHED ** LOFT CONVERSION ** NO CHAIN ****

A well presented semi detached family home in the desirable area of Morganstown, being a short distance from amenities and transport links. Entrance porch, inner hall, cloakroom, lounge, dining room, neat fitted kitchen, sitting room. To the first floor there are three bedrooms, ensuite to principal bedroom and a separate family bathroom. To the second floor there is a fourth bedroom. Gas central heating. Delightful lawned rear garden, driveway to front. No chain. EPC Rating: C

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,213 sq.ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr is well served by local amenities including shops, a golf course, and other recreational facilities. There are two primary schools and the property is within the catchment for Radyr Comprehensive School. There are regular bus and train services to and from Radyr. There is easy access to the A470 and M4 Motorway.

ENTRANCE PORCH

Approached via a panelled front door with double glazed window to upper part leading to the porchway, radiator.

LOUNGE

14' 2" x 11' 0" (4.34m x 3.36m) Overlooking the entrance approach, a good sized principal room, feature electric fire with terrazzo effect hearth and back with wooden surround, radiator and doors to inner hallway and dining room.

DINING ROOM

10' 7" x 7' 9" (3.23m x 2.38m) With french doors to the rear garden, ample space for family dining table, laminate flooring and radiator.

KITCHEN

8' 9" x 8' 5" (2.67m x 2.59m) Well appointed along three sides in panelled fronts beneath round nosed work top surface, inset stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, oven below, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, matching range of eye level wall cupboards, tiled splash back, windows all mounted combi gas central heating boiler, laminate flooring and radiator.

INNER HALLWAY

Staircase to first floor, door to lounge, sitting room and cloakroom.

CLOAKROOM

White suite comprising low level W.C, wash hand basin and radiator.

SITTING ROOM

15' 0" x 7' 7" (4.59m x 2.33m) With deep silled bay effect window, laminate flooring and radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase leading to the central landing area, radiator and additional staircase to second floor.

BEDROOM ONE

11' 6" x 10' 11" (max)(3.52m x 3.34m) Overlooking the entrance approach, a good sized principal bedroom, laminate flooring, radiator and door to ensuite.

ENSUITE SHOWER ROOM

5' 10" x 5' 9" (1.79m x 1.76m) Comprising low level W.C, wash hand basin, shower cubicle, wall tiling to wet areas, window to side, extractor fan and radiator.

BEDROOM TWO

10' 4" x 7' 7" (3.16m x 2.33m)

Overlooking the rear garden, a second double bedroom, radiator.

BEDROOM THREE

8' 7" x 7' 8" (2.62m x 2.34m)

Aspect to front, radiator.

FAMILY BATHROOM

8' 10" x 6' 2" (2.70m x 1.90m) A sizeable family bathroom with white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, wall tiling to splash back areas, obscure glass window to rear, extractor fan and radiator.

SECOND FLOOR

Approached via a full turning staircase, door to fourth bedroom.

BEDROOM FOUR

15' 4" x 12' 10" (max)(4.69m x 3.93m) With window overlooking the rear garden and velux window to side pitch, recessed spotlights, laminate flooring and access to eaves storage.

OUTSIDE**REAR GARDEN**

A delightful rear garden with decorative stone relaxation area leading onto an area of lawn with inset plants trees and shrubs, time storage shed, enclosed by timber fencing, wide paved patio to side, gate to front.

FRONT GARDEN

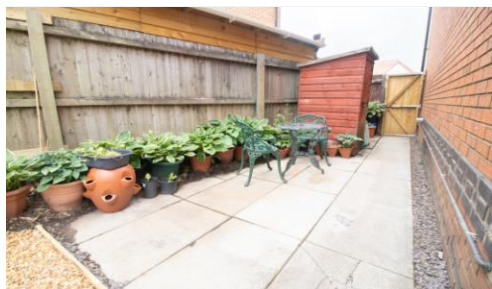
Low level hedgerow to side boundary, decorative stone with inset maturing tree to front, timber gate to side, part tarmac and part keyblock driveway providing parking for two cars.





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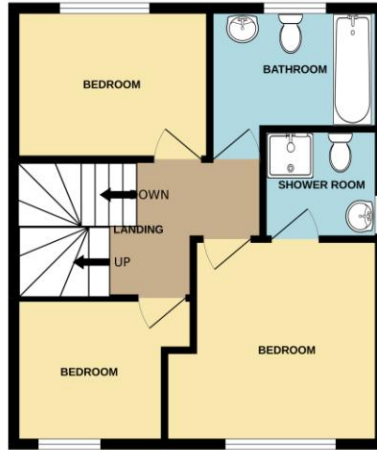


FLOORPLANS

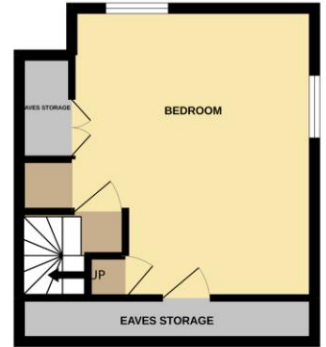
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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