

19 Maes Y Fioled,

Morganstown, Cardiff, CF15 8EZ



Estate Agents and Chartered Surveyors

Offers In Excess Of

£450,000



Detached Property

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Property Description

**** A DETACHED EXTENDED FIVE BEDROOM FAMILY HOME **** An exceptional five bedroom detached residence situated in a quiet cul-de-sac in Maes Y Fioled, Morganstown which sits in a prominent position with elevated views over beautiful parkland. The accommodation briefly comprises hallway, lounge, dining room, garden room, kitchen, pantry, utility room, sitting room/study and wc. To the first floor are five bedrooms including one with ensuite plus the family bathroom. Outside there is parking to the front and a west facing landscaped rear garden. EPC Rating:C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1629 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular Morganstown area of Cardiff. Local amenities include a public house, garden centre, hairdresser and regular bus service to and from the city centre. The M4 motorway and A470 links are nearby. The Taffs Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE

Entered via driveway to front door.

PORCH

6' 3" x 2' 11" (1.92m x 0.89m)
Entered via uPVC double glazed front door with matching side window into porch. Tiled flooring. uPVC double glazed door into:

HALLWAY

Double doors to lounge, doors to sitting room/study and WC. Stairs to first floor. Radiator. Solid wood flooring.

LOUNGE

21' 2"(into bay) x 10' 11" (6.46m x 3.33m)
Feature uPVC double glazed bay window to front with views. Solid wood flooring. Electric fireplace with stone surround and hearth. Radiator. uPVC double glazed window to side. Opening to:

DINING ROOM

11' 9" x 9' 3" (3.60m x 2.84m)
Door to kitchen, uPVC double glazed French doors to garden room. Radiator. Solid wood flooring.

GARDEN ROOM

9' 4" x 8' 9" (2.87m x 2.68m)
uPVC double glazed windows to all aspects with French doors to side. Radiator.

KITCHEN

16' 6" x 11' 6" (max)(5.04m x 3.52m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted gas range cooker with extractor hood over. Wine cooler. Space for dishwasher, fridge/freezer. Tiled flooring. Spotlights. uPVC double glazed window and French doors to rear. Modern column radiator. Doors to pantry and utility room.

PANTRY

6' 3" x 3' 4" (1.93m x 1.03m)
Storage area with space for shelving and fridge/freezer. Light.

UTILITY ROOM

7' 5" x 5' 1" (2.28m x 1.56m)

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Fitted with base and eye level units incorporating one and a half bowl ceramic sink and drainer with complementary work surfaces. Space for washing machine. Tiled flooring and splash backs. Double glazed external door to side.

SITTINGROOM/STUDY

17' 8" x 7' 9" (5.40m x 2.37m)
uPVC double glazed window to front with views.
Radiator.

CLOAKROOM

6' 4" x 2' 8" (1.94m x 0.82m)
Vanity enclosed wash hand basin, low level WC.
Radiator. Tiled flooring and splash backs. uPVC
double glazed window to front.

FIRST FLOOR

LANDING

Doors to five double bedrooms and family
bathroom. Loft access with pull down ladder. Airing
cupboard housing Worcester gas central heating
boiler. Radiator.

BEDROOM ONE

12' 1" x 10' 9" (3.69m x 3.30m)
uPVC double glazed window to front with the
fantastic views over the park and beyond. Radiator.
Fitted wardrobes and dressing table. Door to:

EN-SUITE

6' 8" x 5' 6" (2.04m x 1.68m)
A modern suite comprising low level WC, floating
vanity enclosed wash hand basin and fitted corner
shower cubicle. Tiled flooring and walls. uPVC
double glazed window to side. Extractor fan.

BEDROOM TWO

15' 1" x 8' 9" (4.62m x 2.69m)
Two uPVC double glazed windows to front with
superb views. Bespoke fitted wardrobes and bed
surround. Radiator.

BEDROOM THREE

11' 5" (max) x 10' 9" (3.50m x 3.30m)
uPVC double glazed window to rear with pleasant
outlook. Radiator.

BEDROOM FOUR

16' 6" (max) x 7' 4" (5.05m x 2.24m)
Two uPVC double glazed windows to rear. Fitted
wardrobes and bed surround. Radiator.

BEDROOM FIVE

13' 6" x 7' 6" (4.14m x 2.29m)
uPVC double glazed window to side. Radiator.

BATHROOM

6' 8" x 5' 6" (2.04m x 1.68m)
A stylish suite to include low level WC, floating
wash hand basin and panelled bath with electric
shower over. Fully tiled walls and flooring. Extractor
fan. Ladder radiator. Spotlights.

OUTSIDE

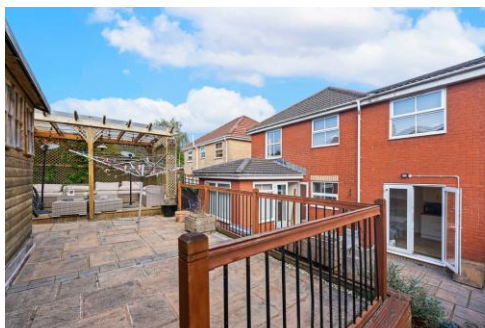
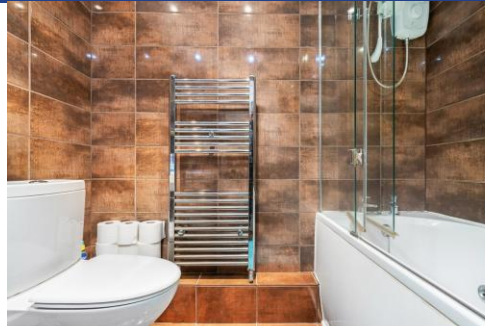
REAR GARDEN

A west facing, landscaped rear garden split over
two levels of paved patio with feature stone wall.
Fitted bar with light and power. Raised decking with
pergola. Outside tap. Boundary fence.

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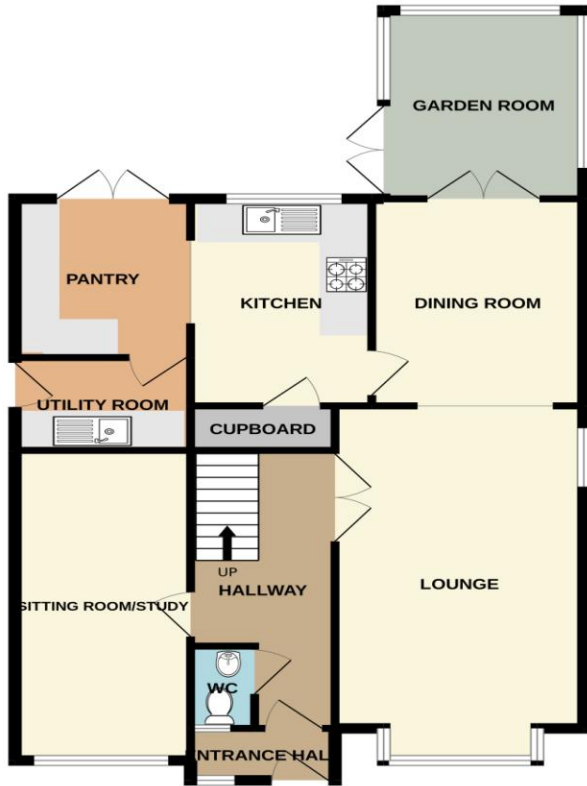


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GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

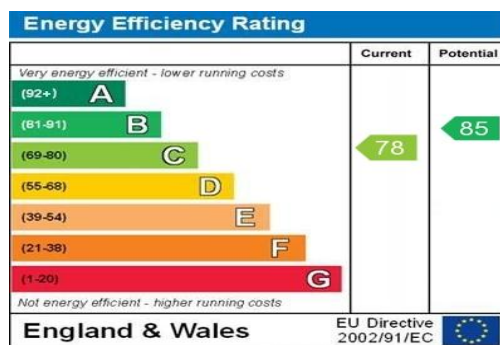


1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.3 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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