

4 Maes Yr Orchis,

Morganstown, Cardiff, CF15 8FF



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£400,000



Detached Property



Property Description

****EXTENDED FOUR BEDROOM DETACHED**** A well-presented four bedroom detached property in a sought after location. Accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast/family room, utility room, cloakroom, sitting room/play room. To the first floor master bedroom with en suite, three further bedrooms and family bathroom. Gas central heating, double glazing. Rear south westerly facing gardens. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1228 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

Double driveway to front door. Gated access to rear.

HALLWAY

Entered via double glazed composite front door into hallway. Tiled flooring. Oak tread staircase to first floor. Door to lounge and glazed door to sitting/play room. Radiator.

LOUNGE

18' 2" x 11' 5" (5.56m x 3.48m)
uPVC double glazed bay window to front. Oak wood flooring. Feature electric fireplace. Two radiators. Door to kitchen/breakfast/family room.

KITCHEN/BREAKFAST/FAMILY ROOM

18' 9" x 16' 8" (max)(5.72m x 5.09m)
A superb open-plan family space with kitchen to

include a wide range of base and full height units incorporating double bowl ceramic sink with complementary oak effect work surfaces. Fitted electric double oven plus five burner gas hob with extractor hood over. Integrated dishwasher, space for American fridge/freezer. Tiled flooring. Two radiators. Double glazed bifold doors and window plus two velux windows to rear. Door to utility room.

UTILITY ROOM

7' 4" x 4' 9" (2.24m x 1.45m)
Fitted base and eye level units. Space for washing machine and tumble dryer. Radiator. Cupboard housing newly installed Worcester gas boiler. Door to WC and external door to rear garden.

CLOAKROOM

4' 9" x 2' 9" (1.45m x 0.86m)
Low level WC and wash hand basin. uPVC double glazed window to side. Radiator.

SITTING ROOM/PLAY ROOM

16' 8" x 8' 5" (5.09m x 2.57m)
uPVC double glazed window to front. Laminate wood flooring. Radiator.

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FIRST FLOOR

LANDING

Doors to four bedrooms and the family bathroom. Loft access. Airing cupboard. Radiator.

BEDROOM ONE

12' 8" (to wardrobe)x 11' 6" (3.87m x 3.53m)
Fitted wardrobe to one wall. uPVC double glazed bay window to front. Radiator. Door to:

ENSUITE

12' 0" x 5' 10" (max)(3.67m x 1.78m)
A modern suite comprising floating low level WC, wash hand basin and fitted shower cubicle with separate attachment. Ladder radiator. Spotlights and extractor fan. Storage cupboard. Laminate wood flooring. Two uPVC double glazed windows to front.

BEDROOM TWO

10' 6" x 8' 5" (3.22m x 2.59m)
uPVC double glazed window to rear. Radiator. Laminate wood flooring.

BEDROOM THREE

11' 0" x 7' 9"(max) (3.37m x 2.37m)
uPVC double glazed window to rear. Radiator. Laminate wood flooring.

BEDROOM FOUR

7' 4" x 7' 1" (2.24m x 2.17m)
uPVC double glazed window to rear. Laminate wood flooring. Radiator.

BATHROOM

6' 8" x 5' 5" (2.05m x 1.67m)
A modern bathroom to include floating low level WC, wash hand basin and panelled P bath with separate attachment and glass screen. Laminate wood flooring. Ladder radiator. Extractor fan. uPVC double glazed window to side. Spotlights.

OUTSIDE

REAR GARDEN

A South-Westerly facing rear garden, mainly laid to lawn, with slate patio. Pathway to garden room and additional paved patio area. External power points. Outside tap. Boundary fence.

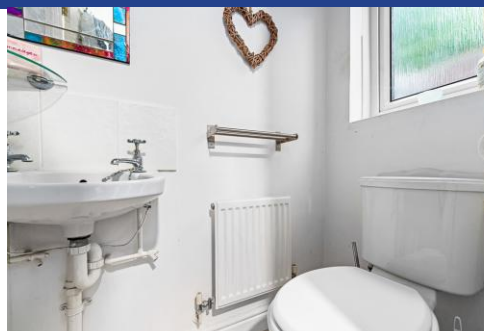
GARDEN ROOM/ BAR

Light and power.

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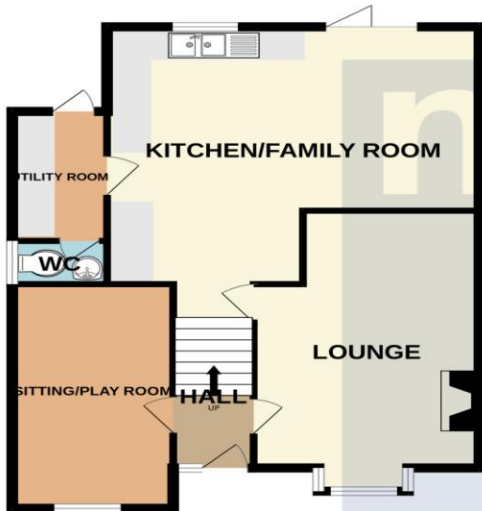


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GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.

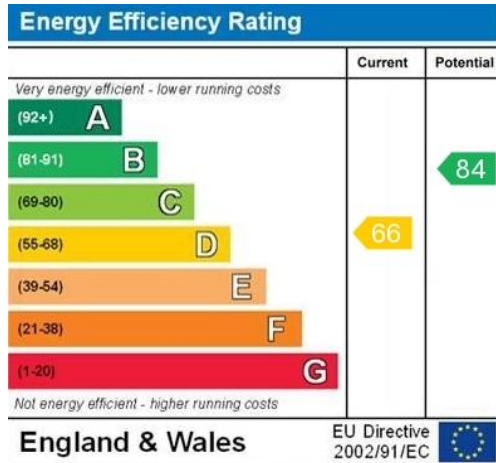


1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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