

18 Clos Ysgallen,

Morganstown, Cardiff, CF15 8FT



Estate Agents and Chartered Surveyors

Asking Price Of

**£545,000**



Detached House



# Property Description

**\*\* FOUR DOUBLE BEDROOM DETACHED \*\* CUL-DE-SAC LOCATION \*\* LANDSCAPED GARDEN & VIEWS**  
**\*\* A fantastic opportunity to acquire this four double bedroom detached home situated at the end of a quiet cul-de-sac in the popular area of Morganstown. Offering superb elevated views and landscaped gardens with accommodation briefly comprising entrance porch, hallway, lounge/dining room, sitting room/study, modern kitchen with breakfast/utility room, and WC. To the first floor are four double bedrooms including principle bedroom with en-suite, and the family bathroom. Outside are landscaped gardens and spacious driveway to front with ample parking. Single garage. EPC rating: C**

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1602 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

Entered via driveway with parking for at least four vehicles. Pathway to front door and gated access to rear.

## PORCH

5' 1" x 3' 8" (1.56m x 1.14m)  
Entered via uPVC double glazed door with matching side windows into porch. Tiled flooring. Lighting. uPVC double glazed door into hallway.

## HALLWAY

16' 9" x 6' 2" (5.11m x 1.88m)  
Solid oak doors to lounge/dining room, sitting room/study, kitchen/breakfast room and WC. Radiator. Stairs to first floor with oak balustrade.

## LOUNGE/DINING ROOM

25' 11" x 12' 3" (7.91m x 3.74m)  
A double aspect with uPVC double glazed window to front and French patio doors to rear with superb views. Laminate wood flooring. Two radiators.

## KITCHEN

11' 4" x 10' 2" (3.46m x 3.11m)  
A beautifully presented, newly fitted kitchen to include a wide range of base and eye level units incorporating one and a half bowl ceramic sink and drainer with complementary oak work surfaces. Fitted range cooker with extractor hood over. Integrated dishwasher and microwave. Laminate wood flooring. uPVC double glazed window to rear with views. Spotlights. Opening to:

## BREAKFAST ROOM/UTILITY

11' 4" x 7' 3" (3.47m x 2.23m)  
Full height fitted units housing gas boiler plus bespoke fitted seating area with oak worktop. Plumbed for washing machine. Fitted American fridge/freezer. Laminate wood flooring. Radiator. uPVC double glazed window to rear plus window and external door to side. Loft access.

## SITTING ROOM/STUDY

15' 2" x 7' 10" (4.63m x 2.39m)  
uPVC double glazed window to front. Porcelain tiled flooring. Radiator.

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## CLOAKROOM

6' 0" x 3' 5" (1.83m x 1.06m)

Low level WC and vanity enclosed wash hand basin. Laminate wood flooring. Radiator. Part tiled walls. uPVC double glazed window to rear. Spotlight. Shaver point.

## FIRST FLOOR LANDING

Solid oak doors to four bedrooms and the family bathroom. Loft access. Radiator. Airing cupboard housing hot water tank.

## BEDROOM ONE

12' 6" x 11' 0" (3.82m x 3.37m)

Fitted wardrobes. uPVC double glazed window to front. Radiator. Door to:

## EN-SUITE

9' 3" x 4' 4" (2.83m x 1.33m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and fitted shower cubicle with shower over and handheld attachment. Tiled splash backs. Towel radiator. Spotlights and extractor fan. uPVC double glazed window to side. Laminate wood flooring.

## BEDROOM TWO

11' 3" x 11' 1" (3.45m x 3.40m)

Fitted wardrobes. uPVC double glazed window to front. Radiator.

## BEDROOM THREE

11' 5" x 7' 8" (3.49m x 2.35m)

uPVC double glazed window to rear with superb views. Laminate wood flooring. Radiator.

## BEDROOM FOUR

9' 4" x 9' 3" (2.85m x 2.83m)

Fitted wardrobe. uPVC double glazed window to rear with superb views. Radiator.

## BATHROOM

7' 1" x 5' 10" (2.18m x 1.79m)

A stylish suite to include low level WC, vanity enclosed wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Laminate wood flooring. Towel radiator. Spotlights. Extractor fan.

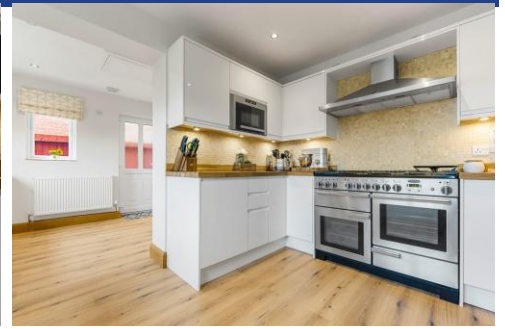
## REAR GARDEN

A beautifully landscaped rear garden with full width paved terrace offering fantastic elevated views. The lower level comprises paved patio, artificial lawn and decking with feature pergola over. Mature hedging and shrub borders. Garden shed. Outside taps to rear and side. External power points and lighting. Pedestrian door into garage.

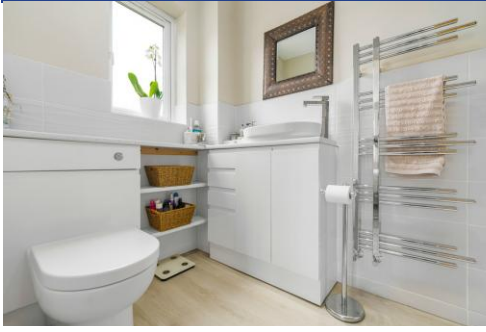
## SINGLE GARAGE

An up and over garage door. Light and power.

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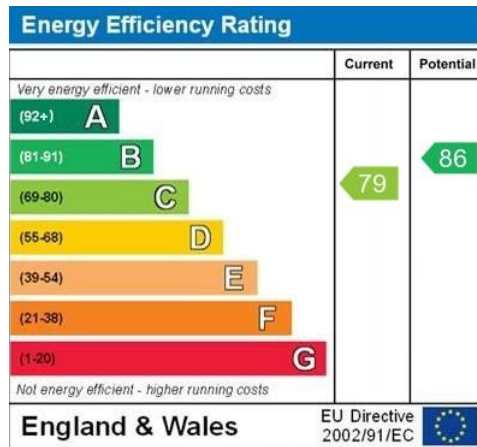
GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.

1ST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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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