

# 6 Ravensbrook,

## Morganstown, Cardiff, CF15 8LT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



Link Detached Family

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# Property Description

**\*\* THREE BEDROOM GARAGE LINKED DETACHED \*\* DRIVEWAY & GARAGE/STORAGE \*\*** Entrance porchway, spacious lounge, dining room with folding doors to conservatory and archway to neat fitted kitchen. To the first floor are three bedrooms and a modern family bathroom with shower above bath. Gas central heating, uPVC double glazing. Paved patio and lawned rear garden. Area of lawn to front and driveway leading to garage/storage. EPC Rating: D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,005 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr and Morganstown are 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 PORCHWAY

Approached via a uPVC entrance doorway with laminate flooring.

## LOUNGE

16' 4" x 13' 9" (4.98m x 4.20m)

An excellent sized principal reception with deep silled window, feature fireplace with gas fire, radiator, open thread staircase to first floor and door to dining room.

## DINING ROOM

9' 0" x 9' 0" (2.76m x 2.75m)

A range of matching units in woodgrain style finish with chrome bar handles with worktop surface, integrated fridge freezer and ample space for family dining table. Wood folding doors to the rear conservatory, radiator and archway to kitchen. Concealed 'Worcester' combi gas central heating boiler.

## KITCHEN

8' 11" x 7' 0" (2.72m x 2.15m)

Well appointed along three sides with woodgrain style fronts and chrome bar handles beneath round nosed worktop surface. Inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, integrated oven below, integrated slimline dishwasher and matching range of eye level wall cupboards. Window to rear.

## CONSERVATORY

15' 10" x 6' 3" (4.83m x 1.91m)

uPVC double glazed conservatory overlooking the rear garden. French door to rear, ample seating and office space.

## FIRST FLOOR LANDING

Approached via an open thread easy rising staircase leading to the central landing area with access to roof space and linen storage cupboard.

## BEDROOM ONE

11' 4" x 8' 10" (3.45m x 2.69m)

Overlooking the entrance approach, built in double wardrobe with hanging rail and shelving, radiator.

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### BEDROOM TWO

9' 5" x 9' 4" (2.89m x 2.86m)

Aspect to rear, a second double bedroom and built in storage cupboard with shelving.

### BEDROOM THREE

7' 6" x 7' 1" (2.31m x 2.18m)

Aspect to front, radiator.

### FAMILY BATHROOM

6' 7" x 6' 5" (2.01m x 1.97m)

Modern white suite comprising low level WC, vanity wash basin with storage below, panelled bath with twin head chrome shower above, folding shower screen, full wall tiling, tiled flooring, obscure glass window and chrome heated towel rail.

### OUTSIDE

#### ENCLOSED REAR GARDEN

Paved patio leading onto an area of lawn with rear raised plant and flower beds. Timber gate to side leading to side path for ease of side access. Timber storage shed.

#### FRONT GARDEN

Lawn and driveway to front.

### GARAGE/STORAGE

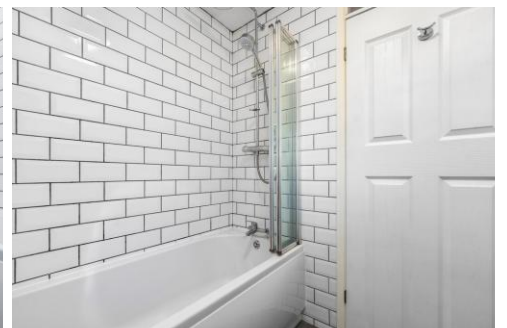
16' 2" x 8' 11" (4.94m x 2.72m)

Ideal storage area with power and lighting. Door to rear garden. Front garage door is covered internally by a plasterboard partition so could be removed for ease of use from front if required. Plumbing for washing machine and space for tumble dryer.

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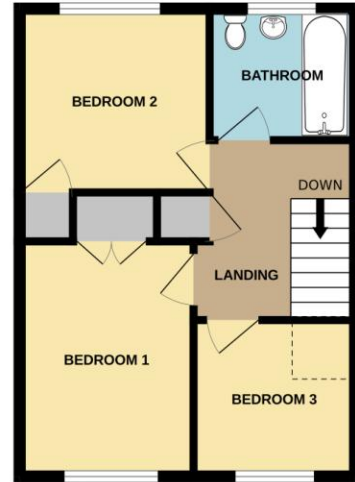


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GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.

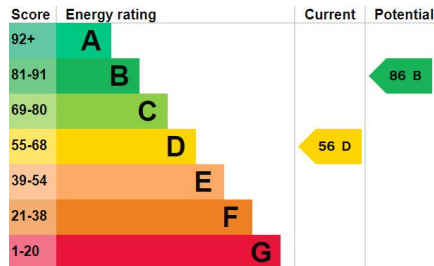


1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.4 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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