

# 48 Ravensbrook,

## Morganstown, Cardiff, CF15 8LT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£399,950**



Detached Property



# Property Description

**\*\* FOUR BEDROOM DETACHED ON LARGE PLOT \*\* POSITION AT THE HEAD OF THE CLOSE \*\* DOUBLE GARAGE \*\***A spacious four bedroom detached family house in the sought after area of Morganstown, position on a large plot at the head of the close. Entrance hallway, cloakroom, spacious lounge, dining room, modern fitted kitchen and utility room. To the first floor are four bedrooms and a family shower room. Gas central heating. Double glazing. Large mature rear garden with paved patio and lawn. Wide and long driveway to front leading to the detached double garage. NO CHAIN. EPC: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,155 sq ft

Viewing Arrangements  
Strictly by appointment

## BEDROOM FOUR

8' 11" x 7' 10" (max)(2.72m x 2.40m)  
Aspect to front, built out storage cupboard with shelving and radiator.

## FAMILY SHOWER ROOM

Comprising low level w.c, vanity wash basin with storage below, large shower cubicle with Mira shower, full wall tiling, obscure glass window to rear and heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a westerly aspect, an excellent sized rear garden comprising large paved patio leading onto an area of decorative stones with inset, plants, trees and shrubs as well as an area of lawn. Access to garage and gate to side giving access to front.

### FRONT GARDEN

With long and wide driveway to front, leading to double garage. Gate to rear garden.

### DOUBLE GARAGE

With electric roller shutter entrance door, power and lighting, side door to garden.

### ADDITIONAL INFORMATION

The grass verge on the approach is owned and maintained by the residences and each property pays approx £25 a year maintenance cost.

range of eye level wall cupboards, tiled splashback, radiator and window to rear. Concealed 'Potterton' gas central heating boiler.

## UTILITY ROOM

12' 2" x 5' 1" (3.73m x 1.56m)  
Units and worktops to one side, inset sink and side drainer, plumbing for washing machine, tiled splashback, window to front, radiator and door to side access.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the spacious central landing area, access to roof space, radiator and airing cupboard housing the hot water cylinder.

### BEDROOM ONE

14' 0" x 8' 6" (into wardrobe) (4.28m x 2.60m)  
Overlooking the delightful rear garden, a good sized principal bedroom, range of fitted wardrobes and radiator.

### BEDROOM TWO

11' 5" x 8' 8" (3.50m x 2.65m)  
Overlooking the driveway and entrance approach, a good sized second bedroom, radiator.

### BEDROOM THREE

11' 3" x 6' 7" (3.44m x 2.03m)  
Aspect to front, radiator.

## 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 Taff Trail is also a short walk away with cycle path and numerous walks.

## ENTRANCE HALLWAY

Approached via a upvc entrance door leading to the hallway, staircase to first floor and radiator.

## CLOAKROOM

Comprising low level w.c, wash hand basin and window to front. Please note downstairs toilet water is currently turned off and will require maintenance to make operational.

## LOUNGE

16' 11" x 15' 6" (5.18m x 4.73m)  
With french doors to rear garden and window to front, a good sized principal lounge, feature fire and two radiators.

## DINING ROOM

15' 5" x 11' 4" (4.71m x 3.47m)  
With windows to front and rear, under stairs storage cupboard, door to kitchen and radiator.

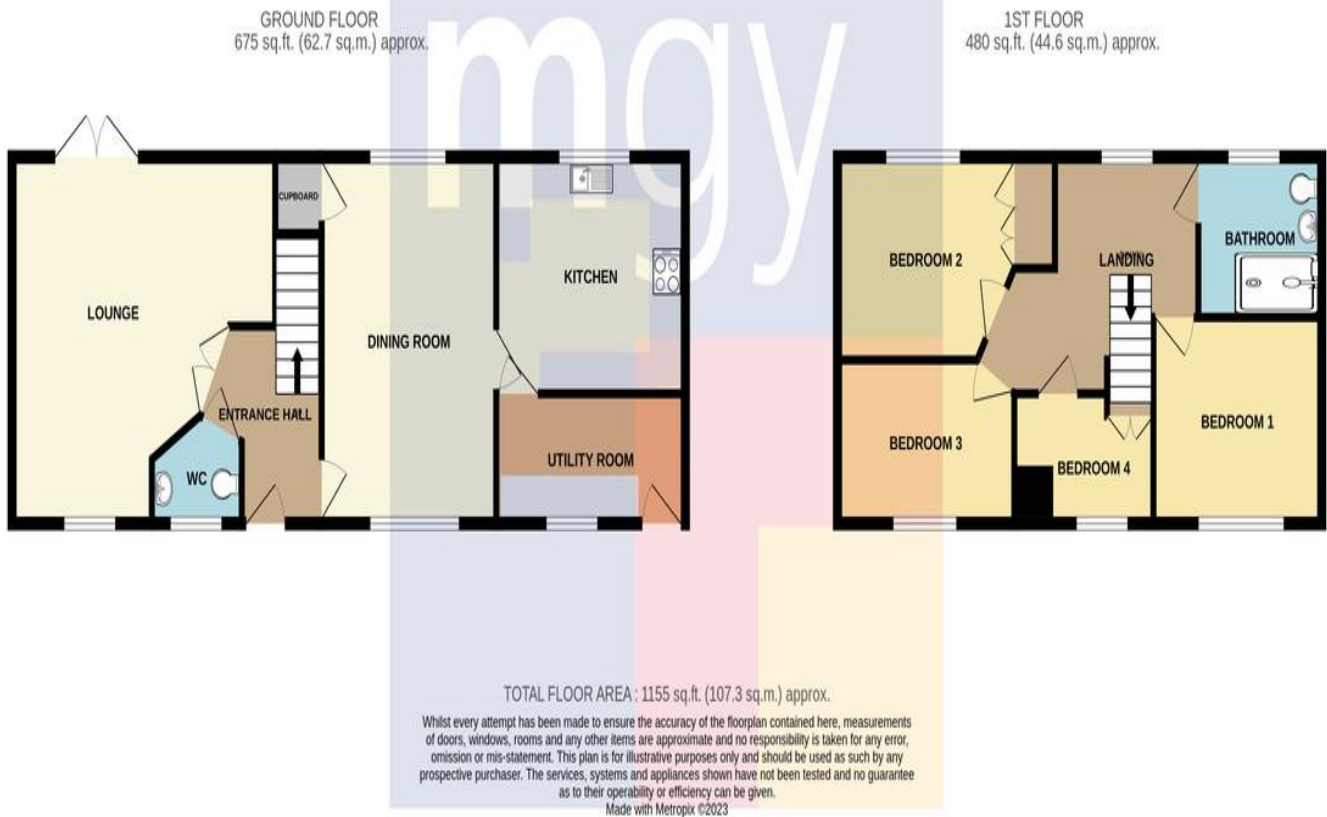
## KITCHEN

12' 2" x 9' 10" (3.71m x 3.02m)  
Well appointed along three sides in woodgrain panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with curved glass cooker hood above, inset oven, space for fridge freezer, integrated dishwasher, matching

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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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