

7 Gelynis Terrace North, Morganstown, Cardiff, CF15 8LD



Estate Agents and
Chartered Surveyors

Asking Price Of

£250,000



Mid Terrace Property

3

1

2

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Property Description

**** IN NEED OF UPGRADE BUT OFFERING EXCELLENT POTENTIAL ** THREE BEDROOMS ** LARGE REAR GARDEN**

**** A three bedroom mid terraced family home with side access in the sought after area of Morganstown, being close to transport links and amenities. Entrance hallway, lounge, dining room, garden room, cloakroom, neat fitted kitchen. To the first floor are three bedrooms and a family bath and shower room. Gas central heating, double glazing. A good sized rear garden and side access. Paved patio front garden. No chain. EPC Rating: tbc**

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,008 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 HALLWAY

Approached via a uPVC entrance door leading to the hallway. Staircase to first floor. Under stairs storage cupboard. Radiator.

LOUNGE

14' 4" x 10' 5" (4.38m x 3.19m)
Approached via a uPVC entrance door leading to the hallway. Staircase to first floor. Under stairs storage cupboard. Radiator.

DINING ROOM

11' 5" x 10' 0" (3.49m x 3.07m)
Ample space for large family dining table. Feature fireplace. Archway to kitchen. Radiator. Double doors to garden room.

GARDEN ROOM

10' 6" x 6' 1" (3.22m x 1.87m)
Overlooking the rear garden. Velux window to rear pitch. Tiled flooring. Door to rear. Radiator. Door to cloakroom.

CLOAKROOM

Comprising low level wc. Wash hand basin. Window to rear. Tiled flooring. Tiled walls.

KITCHEN

14' 0" x 8' 7" (4.28m x 2.63m)
Units and worktops to three sides. Inset 1.5 bowl sink with side drainer. Window to side. Matching eye level cupboards. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Doors to all rooms.

BEDROOM ONE

13' 8" x 10' 0" (4.19m x 3.06m)
Overlooking the rear garden, a good sized principal bedroom. Feature fireplace. Radiator.

BEDROOM TWO

11' 5" x 10' 5" (3.50m x 3.19m)
Aspect to front, a second double bedroom. Fitted wardrobes with sliding doors. Feature fireplace. Radiator.

BEDROOM THREE

10' 0" x 8' 7" (3.07m x 2.63m)
Aspect to rear. Built out cupboard. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 11" x 7' 3" (max)(2.72m x 2.21m)
Comprising low level wc, wash hand basin, tiled bath, shower cubicle with Mira shower. Wall tiling. Window to front. Eye level storage cupboard over stairs. Radiator.

OUTSIDE

REAR GARDEN

With side access. Long rear garden comprising paved patio. Large area of lawn. Greenhouse. Large fish pond. Brick built storage shed. Outside tap.

FRONT GARDEN

Paved front garden with low level brick wall, brick pillars with pedestrian entrance gate.

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GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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EPC TO FOLLOW

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