

# 52 Ravensbrook,

## Morganstown, Cardiff, CF15 8LT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£389,950**



Detached Property

4

1

2

2

# Property Description

**\*\* BEAUTIFULLY LANDSCAPED REAR GARDEN \*\* FOUR BEDROOM DETACHED \*\* GARAGE \*\*** A bright and spacious four bedroom detached family home in the popular location of Morganstown, being close to local transport links and amenities. Entrance hallway, cloakroom, large lounge, spacious dining room, neat fitted kitchen. To the first floor are four bedrooms and a family bathroom. Gas central heating, uPVC double glazing. Exceptionally beautifully landscaped rear garden with large children's play area and decked relaxation. Long driveway leading to the detached garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,013 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 HALLWAY

Approached via a uPVC entrance doorway with double glazed window to upper part leading to the entrance hallway, staircase to first floor, under stairs storage cupboard and radiator.

## CLOAKROOM

White suite comprising low level wc, wide vanity wash basin with storage below, tiled flooring, tiled splash back, window to side.

## LOUNGE

15' 9" x 11' 5" (4.81m x 3.48m)

An excellent sized principal reception with window to front, double opening doors to dining room and radiator.

## DINING ROOM

12' 11" x 9' 4" (3.94m x 2.85m)

A good sized family dining room. French doors to rear gardens. Laminate flooring. Double opening doors to lounge. Radiator.

## KITCHEN

15' 2" x 8' 3" (4.64m x 2.53m)

Appointed along three sides in wood grain finish panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring hob with curved glass cooker hood above, integrated oven, matching range of eye level wall cupboards, concealed ideal solo gas central heating boiler, plumbing for dishwasher, plumbing for washing machine. Wall tiling to splash back areas, tiled flooring. Door to side. Radiator.

## FIRST FLOOR

## LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space, airing cupboard housing the hot water cylinder with shelving. Obscured glass window to side.

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## BEDROOM ONE

15' 11" x 8' 8" (4.87m x 2.66m)

Overlooking the entrance approach, a good sized principal bedroom, laminate flooring and radiator.

## BEDROOM TWO

12' 10" x 8' 9" (3.93m x 2.67m)

Overlooking the attractive rear garden, a second double bedroom. Radiator.

## BEDROOM THREE

9' 1" x 7' 7" (2.77m x 2.33m)

Aspect to rear, a good sized third bedroom. Radiator.

## BEDROOM FOUR

10' 2" x 9' 1" 9max)(3.10m x 2.79m)

Aspect to front, concealed storage with hanging rails. Radiator.

## FAMILY BATHROOM

7' 4" x 6' 0" (2.25m x 1.84m)

Modern white suite comprising low level wc, vanity wash basin with storage below, tiled panelled bath with chrome twin headed shower above and central bath taps. Obscured glass window to side. Tiled flooring. Full wall tiling. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Southerly facing and beautifully landscaped rear garden comprising large decked relaxation area with tiered levels of lawn with inset beds of plants and shrubs. Top tier extensively laid out with children play area including timber frame swings, climbing wall, look out tower and slide. Enjoying open mountain and Castle Coch views from the rear.

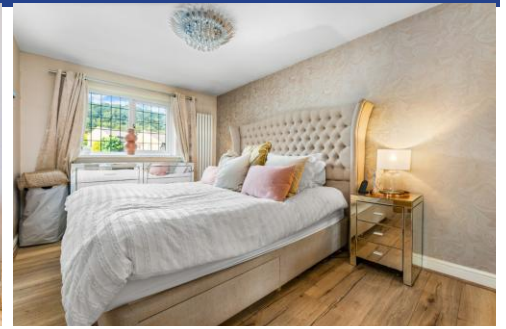
### FRONT GARDEN

Large area of lawn, paved pathway to front door. Timber gate leading to rear garden. Long driveway to garage.

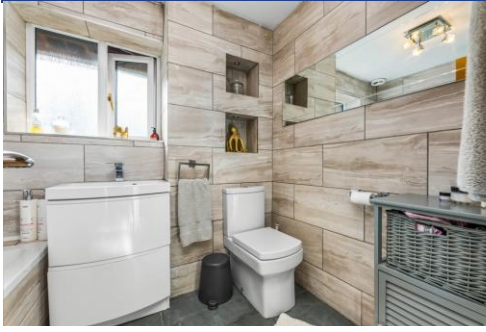
## GARAGE

Detached single garage with up and over access door.

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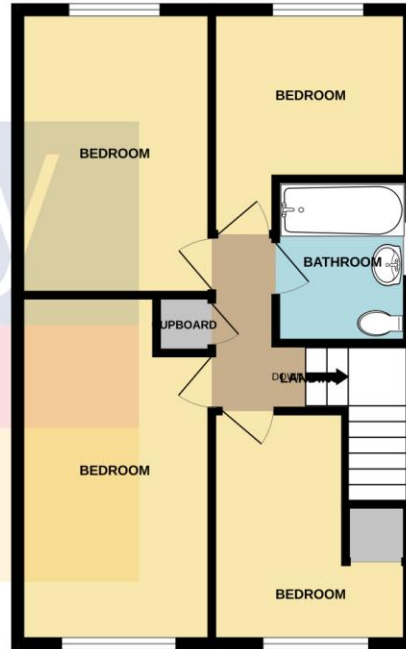


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GROUND FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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