

37 Maes Y Crofft,

Morganstown, Cardiff, CF15 8FE



Estate Agents and
Chartered Surveyors

Asking Price Of

£289,950



End Of Link Property

3

1

2

1

Property Description

**** BEAUTIFULLY PRESENTED THREE BEDROOM END OF LINK FAMILY HOME ** DELIGHTFUL GARDEN ROOM **** A beautifully presented three bedroom end of link family home in the sought after area of Morganstown being a short distance from local amenities and the M4 link. Entrance hallway, cloakroom, spacious lounge with double doors to neat fitted kitchen, large conservatory/utility area. To the first floor are three bedrooms and modern family bathroom with shower over. Gas central, uPVC double glazed windows. Lawned and decked rear garden with a delightful timber garden room enjoying its own cast iron wood burner. Keyblock paved driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 968 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 HALLWAY

Approached via a composite entrance doorway leading to the entrance hallway. Staircase to first floor. Radiator. Laminate flooring.

CLOAKROOM

White suite comprising low level wc, vanity wash with storage. Tiled flooring. Tiled splashback. Obscured glass window to front. Radiator.

LOUNGE

15' 7" x 8' 8" (4.75m x 2.65m)
A good sized principal reception overlooking the entrance approach. Laminate flooring. Radiator. Double opening doors to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14' 11" x 8' 8" (4.55m x 2.65m)
Well appointed along three sides in grey panelled fronts with chrome bar handles beneath quartz effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for dishwasher. Space for fridge freezer. Concealed Ferroli combi gas central heating boiler. Ample space for large breakfast table. Tiled flooring. Tiled splashback. Window looking into conservatory. Understairs storage cupboard. Radiator. Double doors to conservatory.

CONSERVATORY/UTILITY ROOM

14' 1" x 9' 8" (4.30m x 2.95m)
A large uPVC double glazed conservatory with french doors to the rear garden. Wall mounted electric heater. Laminate worktop with plumbing for washing machine and space for tumble dryer. Tiled flooring.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing. Radiator. Linen storage cupboard. Access to roof space.

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BEDROOM ONE

12' 10" x 8' 2" (3.93m x 2.49m)

Overlooking the rear garden, a good sized double bedroom. Sliding mirror fronted door wardrobes. Radiator.

BEDROOM TWO

9' 8" x 8' 1" (2.96m x 2.48m)

Overlooking the quiet close and entrance approach, enjoying mountain view, a second double bedroom. Radiator.

BEDROOM THREE

8' 9" x 6' 6" (2.68m x 1.99m)

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

FAMILY BATHROOM

6' 5" x 5' 6" (1.98m x 1.68m)

Modern white suite comprising low level wc, vanity wash basin with storage below, P-shaped bath with electric shower above and swivel glass shower screen. Full wall tiling. Tiled flooring. Extractor fan. Obscured glass window to front. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a southerly aspect, decked relaxation area and area of lawn. Side access via gate. Timber storage shed.

CWTCH/ GARDEN ROOM

11' 2" x 8' 0" (3.42m x 2.44m)

A delightful garden room of timber frame construction located at the end of the rear garden. Power and lighting. Cast iron wood burner. Concealed rear door opening to the rear gate proving rear lane access.

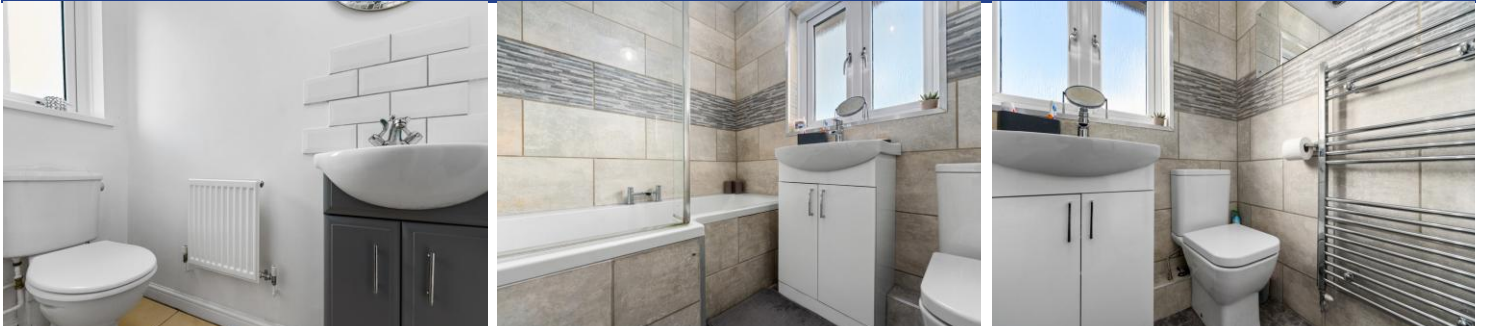
FRONT GARDEN

Keyblock paved driveway to front.

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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

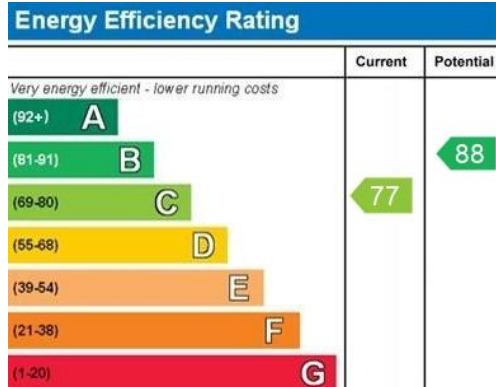


1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 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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Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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