

12 Springfield Gardens,

Morganstown, Cardiff, CF15 8LQ



Estate Agents and Chartered Surveyors

Offers In Excess Of

£325,000



Semi-Detached

3

1

2

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Property Description

**** SEMI-DETACHED FAMILY HOME IN DESIRABLE LOCATION ** WITH PLANNING PERMISSION **** MGY are pleased to offer this well presented semi-detached family home situated in the popular village of Morganstown. The property benefits from full planning permission for two storey side extension and loft conversion with dormer (planning no. 23/00740/HSE). The accommodation briefly comprises; entrance hallway, lounge with bay window, kitchen/diner, utility room and cloakroom. To the first floor there are three bedrooms and a separate family bath and shower room. Gas central heating, double glazing. Rear garden comprising paved patio and lawn, driveway to front. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 905 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 Taff Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE

Entered via gated driveway to car port and front door. Door to utility. Laid to lawn with hedge border.

HALLWAY

12' 2" x 5' 10" (3.72m x 1.78m)
Entered via uPVC double glazed front door into hallway. Doors to lounge and kitchen/dining room. Radiator. Under stair storage cupboard.

LOUNGE

13' 8" into bay x 12' 9" max (4.19m x 3.91m)
Feature uPVC double glazed bay window to front with pleasant outlook. Inset for electric fire, with tiled hearth. Radiator.

KITCHEN/DINING ROOM

18' 9" x 9' 0" (5.72m x 2.75m)
An open plan kitchen with modern kitchen to include a wide range of base and eye level units

incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven with gas hob and extractor hood over. Space for fridge/freezer. Integrated dishwasher. Tiled flooring. Radiator. uPVC double glazed window and sliding patio doors to rear garden. Spotlights. Glazed door to utility space.

UTILITY ROOM

8' 11" x 3' 2" (2.72m x 0.97m)
Doors to front car port and WC. uPVC double glazed door to rear garden.

CLOAKROOM

Fitted with low level WC. Space for washing machine with worktop over. Wall mounted gas central heating boiler. Tiled flooring. Window to side.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Airing cupboard. Loft access (partly boarded). uPVC doubled glazed window to side.

BEDROOM ONE

12' 5" max x 11' 3" (3.80m x 3.43m)
uPVC double glazed window to front with views. Radiator.

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BEDROOM TWO

10' 0" x 9' 10" (3.06m x 3.01m)

uPVC double glazed window to rear with views toward Castell Coch. Radiator.

BEDROOM THREE

8' 2" x 7' 6" (2.51m x 2.30m)

Storage cupboard. uPVC double glazed window to front. Radiator.

BATHROOM

8' 0" x 4' 2" (2.44m x 1.28m)

A white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Radiator. uPVC double glazed obscure windows to side and rear. Tiled splash backs. Spotlights.

OUTSIDE

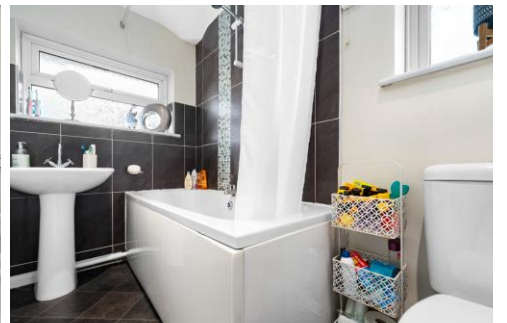
REAR GARDEN

Mainly laid to lawn with full width paved patio. Hedge and shrub borders. Pleasant views. Outside tap.

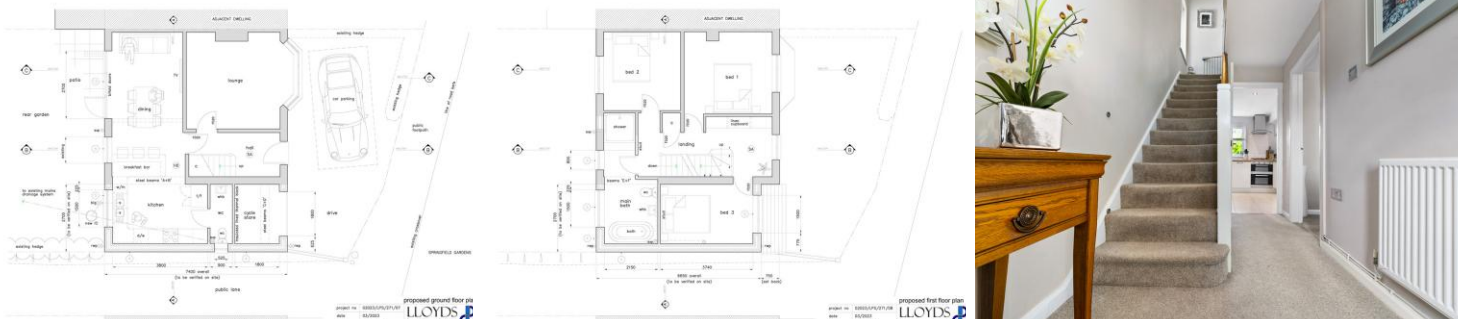
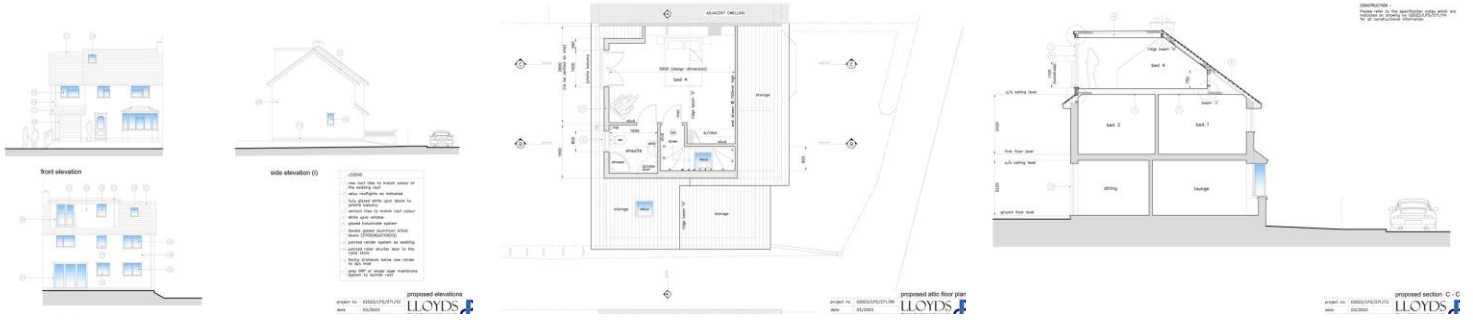
ADDITIONAL INFORMATION

The property benefits from full planning permission for: Demolition of existing side ground floor extension and car port and the construction of a two storey side extension with loft conversion including hip to gable alteration and rear dormer roof extension. Planning no. 23/00740/HSE

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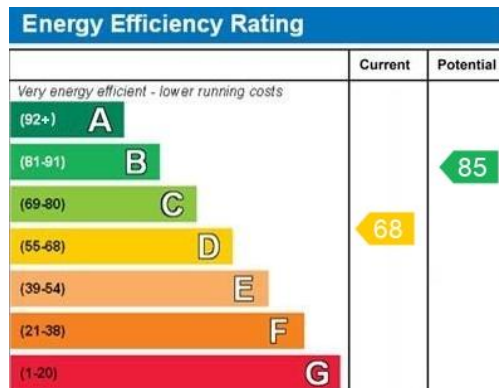
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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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