

# 23 Maes Yr Orchis,

## Morganstown, Cardiff, CF15 8FF



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£375,000**



Detached Property



# Property Description

**\*\* EXTENDED THREE BEDROOM DETACHED \*\* CUL-DE-SAC LOCATION \*\* GARAGE \*\*** A well presented three bedroom detached property in a sought after location. Accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast/family room, cloakroom. To the first floor master bedroom with en suite, two further bedrooms and family bathroom. Gas central heating, double glazing. Rear garden. Single garage EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1168 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

Entered via double driveway to front door. Gated access to both sides. Mature hedge borders.

## HALLWAY

3' 6" x 2' 5" (1.09m x 0.75m)

Entered via double glazed composite front door into hallway. Radiator. Tiled flooring. Oak door to lounge/dining room.

## LOUNGE

14' 2" x 10' 4" (4.34m x 3.16m)

uPVC double glazed window to front with fitted plantation shutters. LVT (luxury vinyl tile) flooring. Radiator. Opening to:

## DINING ROOM

10' 11" x 9' 5" (3.34m x 2.89m)

LVT flooring. Oak door to inner hallway. Radiator. 3 leaf, glazed oak wood bi-fold doors to kitchen/breakfast/family room.

## KITCHEN/BREAKFAST/FAMILY ROOM

18' 11" x 16' 4" (5.79m x 5.00m)

A superb open-plan, modern kitchen fitted with a wide range of base and eye level units incorporating ceramic sink and drainer with complementary oak work surfaces. Fitted range cooker with five burner gas hob and extractor hood over. Central breakfast bar with space for stools. Space for fridge/freezer and dishwasher. Tiled flooring and splash backs. Cupboard housing newly fitted gas combination boiler. Two radiators. Feature pitched roof with three double glazed velux windows to rear. uPVC double glazed external door to side, window and French patio doors to rear garden. Space for sofa or table.

## INNER HALLWAY

LVT flooring. Stairs to first floor. Doors to garage and WC.

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## CLOAKROOM

5' 1" x 2' 11" (1.55m x 0.89m)

Low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed obscure window to side.

## FIRST FLOOR

### LANDING

Quarter galleried landing with doors to three bedrooms and bathroom. Airing cupboard. uPVC double glazed window to side. Loft access (partly boarded).

### BEDROOM ONE

11' 7" x 10' 6" (3.54m x 3.22m)

uPVC double glazed window to rear with fitted plantation shutters. LVT flooring. Space for wardrobes. Radiator. Door to:

### ENSUITE

7' 5" x 4' 8" (2.27m x 1.43m)

Low level WC, vanity enclosed wash hand basin and fitted shower cubicle with mixer shower over. Extractor fan. Laminate wood flooring. Tiled splash backs. Radiator. uPVC double glazed obscure window to rear.

### BEDROOM TWO

10' 6" x 10' 6" (3.22m x 3.21m)

Space for wardrobes. LVT flooring. uPVC double glazed window to front with fitted plantation shutters. Radiator.

### BEDROOM THREE

8' 6" x 7' 7" (2.60m x 2.33m)

uPVC double glazed window to front with fitted plantation shutters. LVT flooring. Radiator.

### BATHROOM

7' 8" x 5' 6" (2.35m x 1.70m)

A modern suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Tiled splash backs and flooring. Ladder radiator. Extractor fan. uPVC double glazed obscure window to side.

## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with decked seating area and feature pergola. Mature shrub and hedge borders. Boundary fence. Outside tap.

### SINGLE GARAGE

An integral single garage with up and over garage door. Laminate wood flooring. Pedestrian door to side. Light and power. Space for washing machine and tumble dryer. Wired for electric car charging point.



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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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