

10 Meadowfield Way,

Morganstown, Cardiff, CF15 8FN



Estate Agents and Chartered Surveyors

Asking Price Of

£725,000



Detached Property

5

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5

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Property Description

**** MODERN FIVE BEDROOM DETACHED HOME WITH TWO ORANGERIES ** IMMACULATELY PRESENTED
** THREE EN-SUITE'S **** A well proportioned five bedroom detached family home in the desirable Morganstown development. Entrance hallway, bay fronted lounge, kitchen/dining room, sitting room/orangery, family room, and cloakroom. To the first floor are three bedrooms, ensuite shower room and a family bathroom. To the second floor are a further two bedrooms both with ensuite shower rooms. Gas central heating, double glazing. Spacious, landscaped rear gardens mainly laid to lawn with three decked seating areas. Wide driveway to front. Double garage half converted into home gym/office. Electric car charging point. EPC Rating: TBC

Tenure Freehold

Council Tax Band G

Floor Area Approx 2054 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The village of Morganstown is adjacent to Radyr village and a few minutes drive from the A470 and M4 motorway. The village has a post office, general store, public house and a garden centre. Radyr village has a golf club, church and good schools at all levels. The property is also in the catchment area for Radyr High School. There is a regular bus service to and from Cardiff City Centre as well as train station in Radyr village.

ENTRANCE

Entered via four car driveway. Pathway to front door. Access to double garage. External power points.

PORCH

5' 10" x 3' 9" (1.78m x 1.16m)
Entered via double glazed composite front door with matching side windows into porch. LVT (luxury vinyl tile) flooring. Glazed oak door into hallway.

HALLWAY

15' 7" x 6' 5" (4.77m x 1.98m)
Oak doors to dining room, kitchen/breakfast room and WC. Stairs rising to first floor, with under stair storage cupboard. LVT flooring. Radiator.

DINING ROOM

22' 9" x 10' 9" (6.94m x 3.29m)
A beautifully presented lounge with feature uPVC double glazed bay window to front offering pleasant views. Electric fireplace. Two radiators. Glazed oak double doors to formal sitting room/orangery.

SITTING ROOM/ ORANGERY

15' 1" x 14' 2" (4.60m x 4.32m)
Another tastefully designed room enjoying double aspect views to front and rear. Three leaf bi-fold doors leading to rear garden. Double glazed roof lantern over. Feature electric fireplace. Spotlights. Two radiators.

CLOAKROOM

5' 6" x 2' 10" (1.70 m x 0.87m)
Modern low level WC and vanity enclosed wash hand basin. Ladder radiator. LVT flooring.

KITCHEN/ BREAKFAST ROOM

22' 8" x 9' 6" (6.92m x 2.92m)
A hand made, bespoke kitchen fitted with a wide range of traditional style base and eye level units incorporating one and a half bowl stainless steel sink with complementary granite work surfaces. Fitted five gas burner Rangemaster cooker with extractor hood over. Space for American fridge/freezer. Integrated dishwasher, washing machine and Neff microwave. Cupboard housing gas central heating boiler. Tiled splash backs. LVT flooring. Feature uPVC double glazed bay window to front, and window to rear. Spotlights. Opening to additional kitchen area to include full height fitted cupboards. Through to:

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FAMILY ROOM

18' 0" x 12' 0" (5.49m x 3.66m)

Situated in the heart of the home is this fantastic garden room with two sets of bi-fold doors to both sides, plus two uPVC double glazed windows to rear, and roof lantern above. Feature electric fireplace. Two radiators. Spotlights. LVT flooring.

FIRST FLOOR

LANDING

a good sized landing, window to front, doors leading to all rooms. Stairs leading to third floor.

BEDROOM ONE

15' 7" x 8' 8" (4.75m x 2.66m)

Aspect to front a good sized principle bedroom. Panelled feature wall, built in wardrobes, radiator. Door to en-suite.

ENSUITE

8' 2" x 5' 6" (2.5m x 1.69m)

Modern white suite comprises of low level WC, two wash hand basins with double vanity, wall cupboards, double shower cubicle with chrome shower and glass sliding door, shaving power point. Extractor fan and heated towel rail. Obscured window to rear.

BEDROOM TWO

11' 0" x 9' 5"(max) (2.37m x 2.88m)

Window to rear, overlooking rear landscaped garden, Radiator.

BEDROOM THREE

10' 0" x 9' 6" (3.068m x 2.915m)

Window the front. Radiator.

FAMILY BATHROOM

7' 5" x 5' 4" (2.28m x 1.65m)

A modern white suite comprises of low level WC, wash hand basin with base unit, free standing bath with chrome, free standing mixer tap and shower head, tiled splashbacks. Shaving power point, heated towel rail, obscured glass window to rear.

THIRD FLOOR

LANDING

Approached via a straight staircase, a small landing area with eaves storage cupboard, storage cupboard housing hot water cylinder, velux window to rear, oak doors leading to bedrooms.

BEDROOM FOUR

13' 0"(max)x 10' 9" (3.971m x 3.301m)

Aspect to front, built in wardrobes, radiator, door leading to en-suite.

ENSUITE

6' 1" x 4' 9" (1.87m x 1.45m)

Velux, wooden window to rear, white suite comprises of low level WC, wash hand basin with vanity, mirrored wall cabinet, shower cubicle with concertina, glass door, Chrome shower, tiled splashbacks, spotlights, heated towel rail.

BEDROOM FIVE

11' 8"(max) x 10' 4" (3.56m x 3.15m)

Aspect to front, built in wardrobes, access to loft space, radiator, door leading to en-suite.

ENSUITE

9' 6" x 3' 1" (2.907m x 0.963m)

Velux wooden window to rear, white suite comprises of low level WC, wash hand basin with vanity, chrome shower, tiled splashbacks, tiled flooring, radiator.

OUTSIDE

REAR GARDEN

A spacious, landscaped rear garden mainly laid to lawn with colourful shrub and mature hedge borders. The gardens sweep around the family room with three decked seating areas. Boundary fence. Space for sunken trampoline. External lighting and power points. Outside tap. Gated side access.

DOUBLE GARAGE

Half converted into home gym/office. The single garage with up and over door remains. Light and power. Electric car charging point.

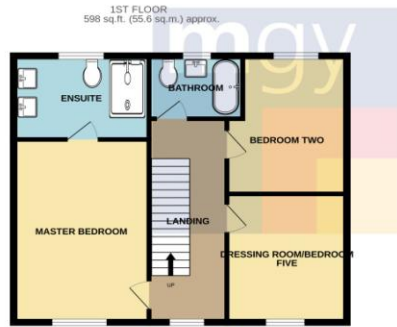
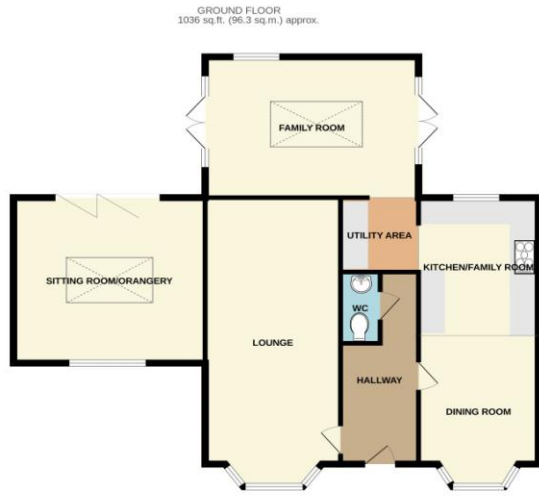
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TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

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 Graph Here

Radyr 029 2084 2124

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



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