

9 Clos Y Gwyddfïd,

Morganstown, Cardiff, CF15 8EX



Estate Agents and
Chartered Surveyors

Asking Price Of

£465,000



Detached Property



Property Description

**** MODERN FOUR BEDROOM DETACHED FAMILY HOME ** NO CHAIN **** A beautifully presented modern four bedroom detached in the sought after area of Morganstown, being close to idyllic walks, amenities and transport links. Entrance hallway, bay fronted lounge with feature fireplace, dining room with french doors to rear garden, modern fitted kitchen, utility room and cloakroom. To the first floor are four bedrooms, principal bedroom with modern ensuite shower room and a separate family bathroom. Gas central heating, double glazing. Beautifully presented landscaped rear garden, driveway to front leading to garage. EPC Rating: tbc

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**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 panelled entrance door with double glazed window leading to the tiled entrance hallway. Staircase to first floor. Radiator.

LOUNGE

15' 7" x 13' 2"(into bay) (4.77m x 4.03m)
With bay fronted window and additional window to side. Under stairs storage cupboard. Radiator. Wall mounted living flame gas fire. Door to kitchen and opening to...

DINING ROOM

9' 1" x 8' 0" (2.77m x 2.45m)
With french doors to rear garden, ample space for dining table. Radiator. French doors to rear garden.

KITCHEN

12' 0" x 9' 1" (3.66m x 2.77m)
Well appointed along three sides in light high gloss fronts beneath round nosed silestone worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset four ring induction hob with additional one side gas hob to side and circulating fan above. Half height double oven. Two integrated fridges. Integrated dishwasher. Matching range of eye level wall cupboards. Granite upstand. Window to rear. Tiled flooring. Door to utility room.

UTILITY ROOM

4' 10" x 4' 10" (1.49m x 1.48m)
Granite worktop to one side with integrated freezer below. Plumbing for washing machine. Granite upstand. Wall mounted ideal classic gas central heating boiler. Tiled flooring. Door to side. Door to cloakroom.

CLOAKROOM

Comprising low level wc, vanity wash basin with storage below. Obscured glass window to rear. Tiled splash back. Tiled flooring. Radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space.

BEDROOM ONE

13' 2" x 11' 3" (4.03m x 3.44m)

Overlooking the lawned front garden, a good sized principal bedroom. Fitted wardrobes to one side.

Built in airing cupboard housing the hot water cylinder. Door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with water fall shower. Obscured glass window to front. Marble tiled flooring. Full wall tiling. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

13' 10" x 8' 10" (4.22m x 2.70m)

With windows to front and side, a second double bedroom. Laminate flooring. Radiator.

BEDROOM THREE

11' 4" x 9' 4" (3.47m x 2.85m)

Overlooking the rear garden, a third double bedroom. Fitted wardrobes to one side. Radiator.

BEDROOM FOUR

8' 9" x 8' 9" (max)(2.67m x 2.67m)

Aspect to rear. Radiator.

FAMILY BATHROOM

6' 10" x 6' 2" (2.09m x 1.89m)

White suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Obscured glass window to rear. Tiled splash back. Radiator.

OUTSIDE

REAR GARDEN

A beautifully presented rear garden comprising decked relaxation area with delight water feature pond and area of loose slate chippings. Area of lawn with additional decked relaxation area to rear. Modern horizontal timber fence with inset planters to one side. Outside tap. Side access.

FRONT GARDEN

With area of lawn to front and inset plants, shrubs and conifers. Double side by side driveway leading to garage.

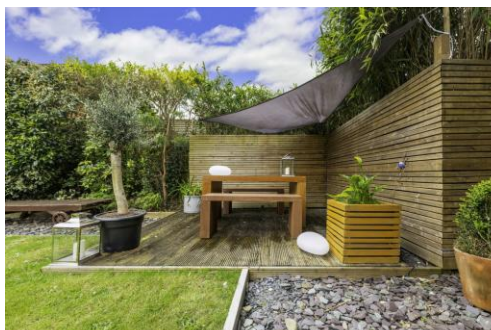
GARAGE

Integral single garage with up and over access door. Electric powered door.

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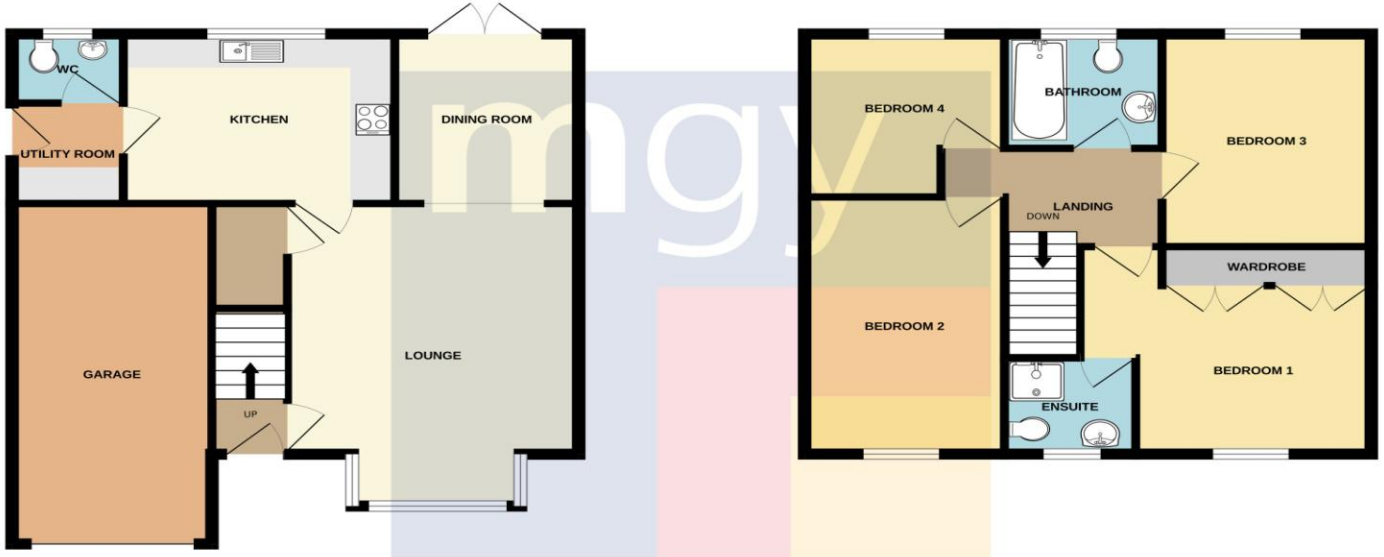
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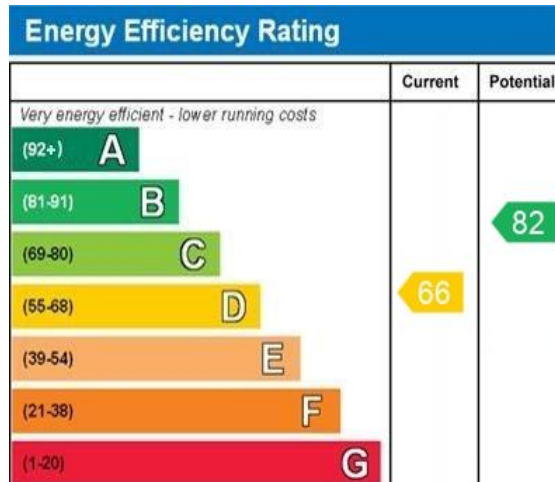
GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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