

20 Bryn Calch,

Morganstown, Cardiff, CF15 8FD



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£400,000



Detached Property



Property Description

****DETACHED THREE BEDROOM PROPERTY**CONVERTED GARAGE**CUL-DE-SAC****

In the heart of morganstown, a beautifully presented three bedroom detached, family home. Entrance with doors leading to a spacious lounge, open plan kitchen/dining area and utility room. To the first floor master bedroom with en-suite wetroom, a second double bedroom, third bedroom and family bathroom. Converted garage currently being used as a bar. Landscaped rear garden. Driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 994 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 Taffs Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE

Entered via composite door into the kitchen. Central stairs leading to landing area.

LOUNGE

15' 10" x 10' 0" (4.83m x 3.06m)

A spacious, family sized lounge, feature panelled wall, quality laminate flooring, uPVC window to front. Radiator.

CLOAKROOM

4' 9" x 2' 6" (1.47m x 0.78m)

Modern, white cloakroom suite, low level WC, corner sink with vanity, chrome heated towel rail, obscured glass window to front.

KITCHEN

16' 6"(max) x 15' 8" (5.03m x 4.80m)

Window to front, appointed along one wall a modern high gloss kitchen with eye and base level units, white granite worktops, integrated full size fridge, full size freezer, integrated oven and microwave, five ring gas hob, glass extractor hood. Large central island housing with ceramic sink, chrome hot water and

filtered water tap, cupboards and draws beneath. Built in corner seating area with space for family dining area, power socket with USB ports. Built in storage cupboard with plumbing for washing machine and space for dryer. Radiator. Window and french doors looking out to rear garden.

UTILITY ROOM

Granite worktop with space for washing machine and tumble dryer. Cupboard above. Radiator.

FIRST FLOOR

LANDING

Approached via a central, straight staircase, obscured glass window to rear. Doors to all rooms.

BEDROOM ONE

12' 10" x 8' 9" (3.93m x 2.67m)

A good sized double bedroom, built in wardrobes, radiator. Window to front. Door to en-suite.

ENSUITE WETROOM

6' 7" x 4' 0" (2.02m x 1.23m)

A modern white suite comprising low level WC, wash hand basin with wall mounted chrome mixer tap and vanity unit. Walk in shower floor to ceiling wall tiles and tiled flooring. Modern grey heated towel rail, extractor fan, obscure glass window to side.

BEDROOM TWO

11' 3"(to wardrobes) x 6' 10" (3.44m x 2.09m)

A second double bedroom with archway over bed. Sliding door mirrored wardrobes, radiator. uPVC window to front.

BEDROOM THREE

8' 7" x 6' 11" (2.64m x 2.13m)

Third bedroom overlooking the rear garden. Currently being used as an office. Radiator.

FAMILY BATHROOM

Modern white suite comprising low level wc, pedestal wash hand basin, shower cubicle, window to side and full wall tiling.

OUTSIDE

REAR GARDEN

Landscaped rear garden bordered by a painted wooden fence; large, stone patio area, stone fire pit, stone steps leading to artificial, grass lawn. Two sheds, one with power and lighting. Outside tap. Wooden gate to side.

GARAGE

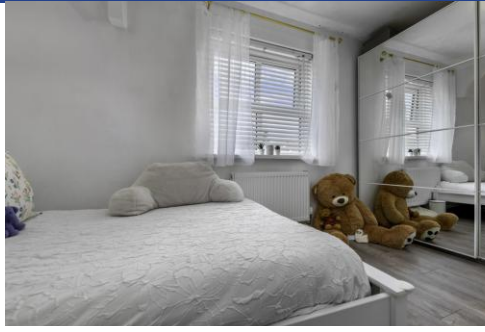
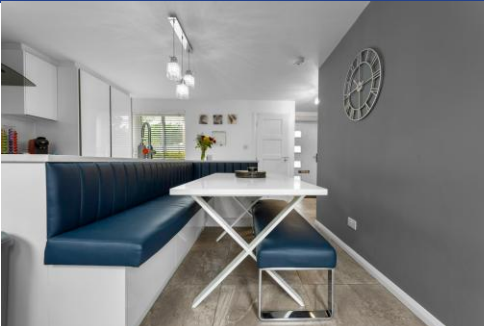
16' 6" x 8' 7" (5.04m x 2.64m)

Converted garage being used as a bar area. Built in faux leather seating area with space for table, wooden work surface, good quality laminate flooring. Power and lighting. Electric radiator. Window to front. Front doors to side

FRONT

Block paved driveway. Quiet cul- de-sac.

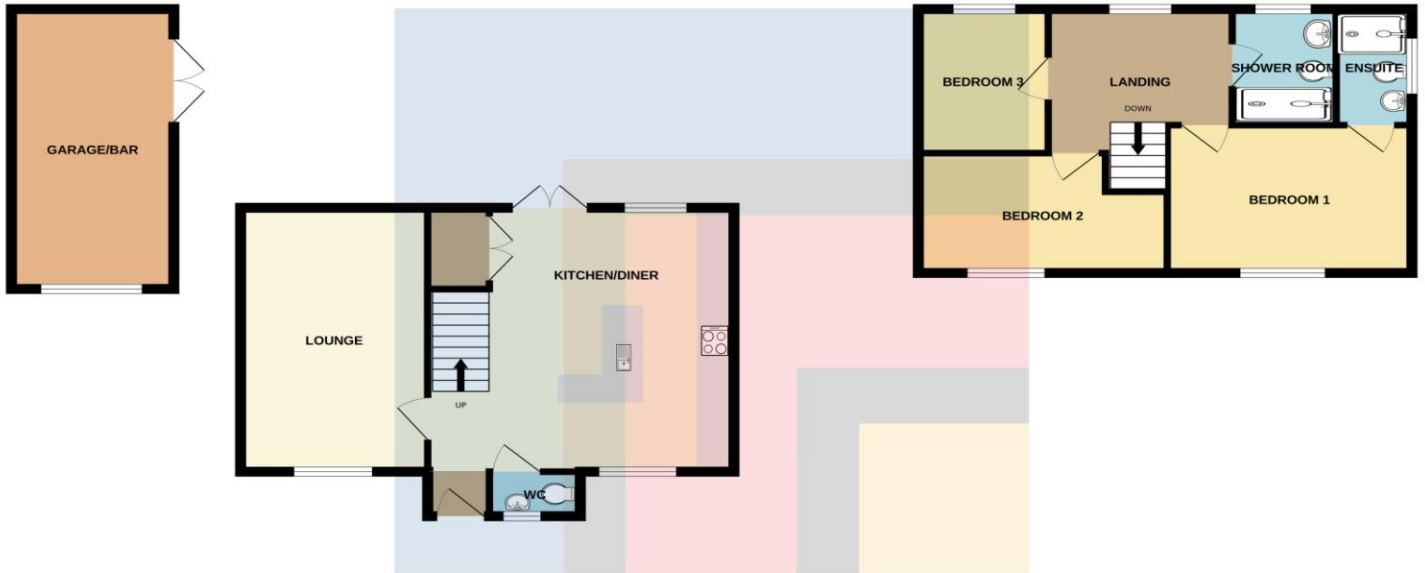
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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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