

7 Clos Y Gwyddfid,

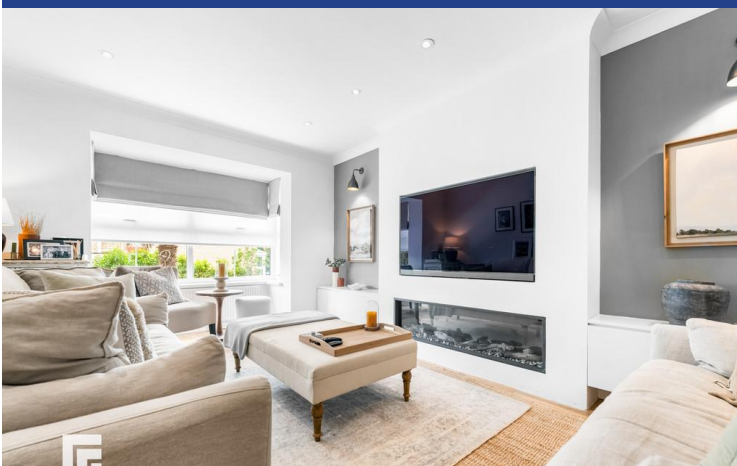
Morganstown, Cardiff, CF15 8EX



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,950



Detached House



Property Description

**** A SUPERB FAMILY HOME IN MORGANSTOWN
THREE RECEPTION ROOMS **A fantastic opportunity to acquire this immaculate four bedroom detached family home set in a quiet cul-de-sac in Morganstown. The property has undergone a full refurbishment and finished to a very high standard with accommodation including; entrance hallway, lounge, kitchen/breakfast/family room, sitting room/study and Cloakroom. To the first floor there are four bedrooms including master with en-suite plus the family bathroom. Gas central heating. Front & rear gardens. Double driveway. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,305 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 beautifully landscaped front garden and double driveway to veranda style porch.

ENTRANCE HALLWAY

6' 4" (max)x 18' 8" (max)(1.953m x 5.709m)
Entered via uPVC double glazed front door into hallway. Solid oak glazed double doors into lounge plus glazed door to sitting room/study, kitchen/breakfast/family room and wc. Glass panelled solid oak staircase to first floor. Decorative coved ceiling. Energy saving down lighters. 'Italian' porcelain tiled flooring with underfloor heating and radiator.

LOUNGE

11' 0" (max)x 21' 1"(into bay) (3.361m x 6.430m)
A tastefully designed lounge with uPVC double glazed bay window to front, plus window to side, with fitted shutters. Feature inset gas fire and surround. Decorative coved ceiling. Downlighters. Solid wood flooring. TV and telephone points. Two radiators. Solid oak glazed double doors to;

KITCHEN/BREAKFAST/FAMILYROOM

KITCHEN/BREAKFAST ROOM

7' 4" x 12' 7" (2.237m x 3.856m)
A modern kitchen fitted in high gloss white to include a wide range of base, eye level and larder units with complementary Corian style work surfaces and inset sink. Integrated electric double oven and microwave plus induction hob and extractor hood over. Space for American fridge/freezer, dishwasher and washing machine. Cupboard housing wall mounted central heating boiler. Italian porcelain tiled flooring and splashbacks with underfloor heating and radiator. uPVC double glazed window to rear with pleasant outlook over rear garden. Downlighters. uPVC double glazed external door to side. Loft access.

FAMILY ROOM

11' 9"(max) x 17' 11" (max)(3.599m x 5.476m)
A fantastic family area currently holding a twelve seater dining table with uPVC double glazed window and French patio doors to rear garden. Decorative coved ceiling and downlighters. 'Italian' porcelain tiled flooring with underfloor heating. TV point. Fitted storage cupboard. Opening into;

SITTING ROOM/STUDY

7' 7" x 17' 3" (2.321m x 5.281m)
uPVC double glazed window to front with fitted shutters. Solid oak wood flooring. TV and telephone points. Decorative coved ceiling. Downlighters. Radiator. Loft access.

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CLOAKROOM

A luxury wc to include a modern wash hand basin and floating low level wc. 'Italian' porcelain tiled flooring and fully tiled walls. Downlighters. uPVC double glazed window to front with fitted shutters. Radiator.

FIRST FLOOR

LANDING

A half galleried landing with solid oak banister and glazed panels. Doors to four bedrooms and the family bathroom. uPVC double glazed window to side. Airing cupboard with radiator. Radiator. Downlighters. Solid oak wood flooring.

PRINCIPAL BEDROOM

11' 5" (max) x 12' 2" (3.498m x 3.713m)
uPVC double glazed window to front with fitted shutters. Downlighters and feature hanging side lights. Solid oak wood flooring. Radiator. TV point. Door to;

ENSUITE/WET ROOM

5' 5" x 6' 8" (1.657m x 2.042m)
A luxury wetroom to include a modern wash hand basin, floating low level wc and rainwater shower head and mixer shower. Downlighters. Extractor fan. uPVC double glazed window to side with fitted shutters. Fully tiled flooring and 'Italian' tiled walls. Radiator.

BEDROOM TWO

10' 9" x 11' 6" (max)(3.298m x 3.516m)
uPVC double glazed window to rear with fitted shutters and superb views. Solid oak wood flooring. TV point. Downlighters. Radiator.

BEDROOM THREE

7' 4" x 8' 0" (2.236m x 2.459m)
uPVC double glazed window to rear with fitted shutters and superb views. Solid oak wood flooring. Radiator. Downlighters.

BEDROOM FOUR

6' 6" x 8' 9" (1.996m x 2.674m)
uPVC double glazed window to rear with fitted shutters. Solid oak wood flooring. Radiator. Downlighters.

FAMILY BATHROOM

5' 6" x 6' 8" (1.682m x 2.046m)
A modern bathroom suite comprising low level wc, wash hand basin and tile panelled bath with mixer shower and shower attachment. Fully tiled flooring and walls. Extractor fan. Downlighters. Shaver point. Ladder radiator.

OUTSIDE

FRONT GARDEN

A finely landscaped front lawn with slate chip border and mature hedging and tree. Double driveway to front plus gated side access. Outside light.

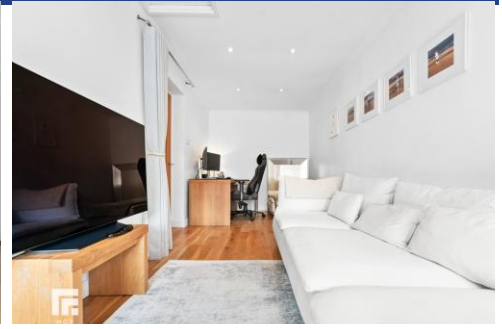
REAR GARDEN

A beautifully landscaped rear garden laid to lawn with L-shaped patio area. Brick built fireplace and feature all-weather canopy. Raised flower beds. Boundary fence. Outside tap and lighting. Garden shed to side expanding the full depth of the property with gated access to front and rear. Door to garden room.

GARDEN ROOM

15' 8" x 7' 0" (4.78m x 2.14m)
A brick built garden room with water and waste services. Light and power. Two double glazed sky lights and two windows to side.

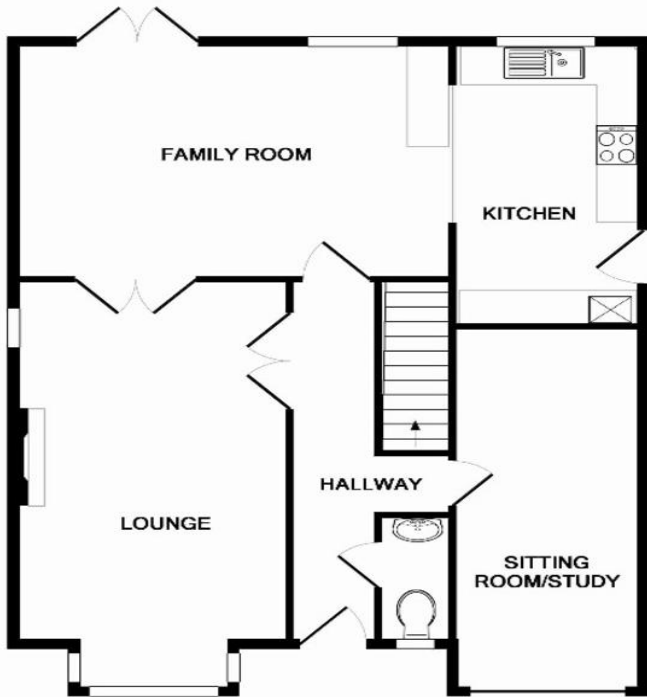
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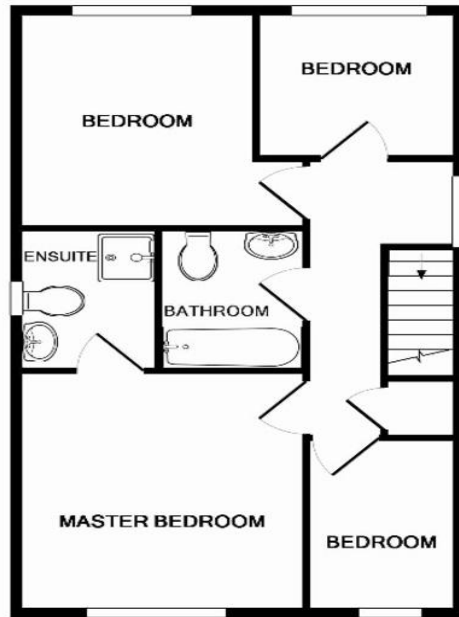
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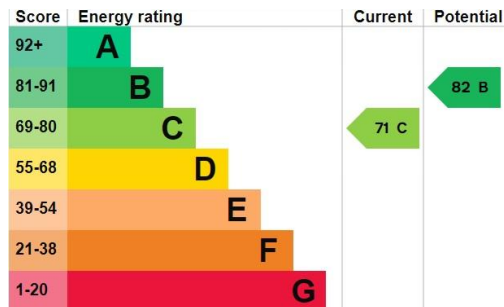
GROUND FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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