

# 9 Gelynis Terrace North, Morganstown, Cardiff, CF15 8LD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



Semi-Detached House



# Property Description

\*RARELY AVAILABLE 1920 MINERS COTTAGE IN MORGANSTOWN\*. An opportunity to acquire this delightful semi detached miners cottage set away from the road with woodland views. The property was built approx 1920. The accommodation briefly comprises hallway, lounge, dining room, conservatory, kitchen, side porch and shower room. Three bedrooms plus a shower room to the first floor. Outside there are beautiful gardens to front and rear. Studio/Garden Room. Combi central heating boiler. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

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 wrought iron gate onto the pretty front garden. Pathway leading to front and side doors.

## HALLWAY

Stairs rising to first floor. Door into lounge/dining room and cloakroom/shower room. Radiator. Understairs cupboard. Parquet wood flooring in hallway. New double glazed composite front door and window to front.

## LOUNGE

13' 5" x 10' 10" (4.110m x 3.321m)  
Feature uPVC double glazed sliding patio doors into conservatory. New log burner with slate hearth. Alcove with shelving. Radiator. Archway through to dining room. Parquet wood flooring.

## DINING ROOM

9' 11" x 11' 11" (3.044m x 3.639m)  
uPVC double glazed window to front aspect. Radiator. Archway to lounge. Parquet wood flooring

## CONSERVATORY

11' 0" x 8' 11" (3.353m x 2.734m)  
A lovely square conservatory with dwarf walls and uPVC double glazed window to three sides overlooking the manicured garden. uPVC double glazed sliding patio door leading out onto the rear garden. Wood effect flooring.

## KITCHEN

10' 0" x 8' 10" (3.060m x 2.704m)  
A modern fitted kitchen with a wide range of base and eye level units including one and a half bowl sink unit and complementary work surfaces. Freestanding gas cooker. Space for a washing machine and dryer. Two uPVC double glazed windows to rear and side. Ceramic tiled flooring. Door to side porch.

## SIDE PORCH

uPVC double glazed door to side. Space for a fridge/freezer. Pegs for hanging coats. Shelf. Ceramic tiled flooring

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## BATHROOM

Low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Spotlights. Chrome towel rail. Two uPVC double glazed windows to side.

## FIRST FLOOR

### LANDING

Doors to three bedrooms plus a shower room. Loft access.

### PRINCIPAL BEDROOM

14' 11" x 10' 0" (4.564m x 3.071m)

Two uPVC double glazed windows with lovely views over woodland. Single fitted wardrobe. Radiator

### BEDROOM TWO

10' 10" x 9' 7"(max) (3.319m x 2.931m)

uPVC double glazed window to rear overlooking the garden. Triple fitted wardrobe housing combi central heating boiler. Fitted shelving. Radiator.

### BEDROOM THREE

12' 3"(to eaves) x 7' 9" (3.739m x 2.374m)

Feature vaulted ceiling. uPVC double glazed window to rear. Radiator.

### SHOWER ROOM

13' 9" x 4' 3" (4.195m x 1.315m)

Vaulted ceiling with uPVC double glazed window to front. Fitted shower cubicle fully tiled. Fitted cupboard. Low level WC. Wall mounted wash hand basin. Ladder radiator. Spotlights. Shaver point.

## OUTSIDE

### FRONT GARDEN

A pretty cottage garden with crazy paved patio surrounded by original stone wall and wrought iron gate. Decorative planting area with mature shrubs and trees. Side access to rear garden. Across the road is a rockery with shrubs.

### REAR GARDEN

A landscaped rear garden set in sections. Laid to lawn with patio and arbour, next section has a pond with water feature. The rear section houses a greenhouse and workshop with two doors, window to side and lighting. Outside power point. This beautiful garden has views towards the mountains.

### STUDIO/GARDEN ROOM

A recently built studio with light and power, fully insulated and plastered, electric heating. Two uPVC double glazed windows and external door to front. Store room adjoining with roller shutter door.

### ADDITIONAL INFORMATION

Vendors own a parcel of land to the front, opposite the house.

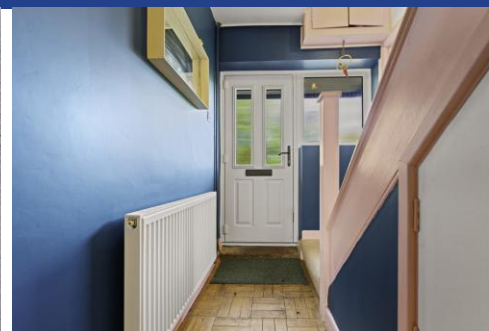


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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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