

5 Ffordd Y Berllan,

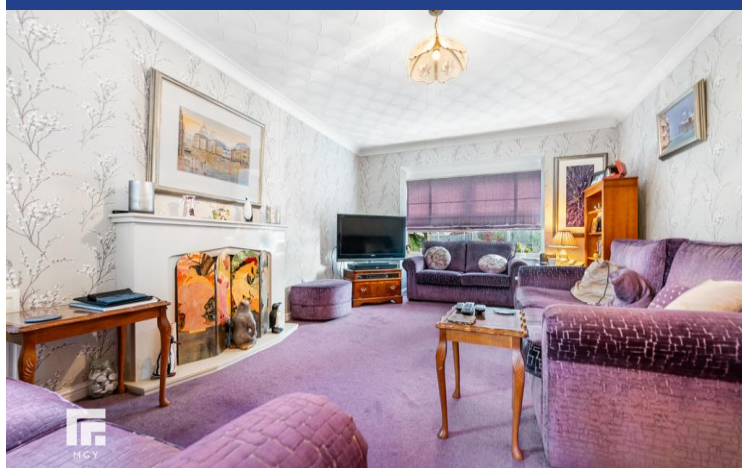
Morganstown, Cardiff, CF15 8EY



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached Property

4

2

3

2

Property Description

****DETACHED PROPERTY **FOUR BEDROOMS**RADYR HIGH SCHOOL CATCHMENT**SOUGHT AFTER AREA****

Four bedroom, detached house in the heart of Morganstown. Entrance hallway, lounge, kitchen, dining room, utility and WC. To the first floor; principal bedroom with en-suite, a second double bedroom, family bathroom, and a further two bedrooms. Well maintained rear garden. Driveway for two vehicles. 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 and Morganstown are 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

ENTRANCE HALLWAY

Entered via a composite door, a spacious hallway . Tiled flooring. Radiator. Door to WC, lounge and kitchen. Tiled flooring. Stairs leading to first floor; wooden banister with spindles.

CLOAKROOM

6' 3" x 2' 7" (1.93m x 0.79m)

Low level WC, Marble countertop basin with chrome waterfall tap, marble countertop and oak vanity. Half tiled walls. Radiator. Obscured glass window to front.

LOUNGE

17' 11" x 10' 10" (into bay)(5.48m x 3.32m)

A spacious family lounge with gas fire, marble mantelpiece and hearth. Two radiators. Bay window to front. Shuttered doors leading through to the dining room.

KITCHEN

16' 3" x 11' 6" (4.97m x 3.52m)

Appointed along four walls, eye and low level cupboards beneath corian worktops. Inset single bowl ceramic/stainless steels sink, chrome mixer tap, 'Quooker' hot water tap, 'Neff' induction hob with hood, integrated 'NEFF' slide and hide single oven with heat drawer, integrated dishwasher, and integrated fridge and freezer. Radiator. uPVC French doors opening into patio area. uPVC window to rear. Door to utility room.

UTILITY ROOM

7' 4" x 5' 0" (2.25m x 1.53m)

Matching eye and low level cupboards beneath good quality laminate countertop and splashback, round, stainless steel sink with chrome mixer tap. Plumbing for washing machine. Wall mounted gas central heating boiler. Radiator. Tiled flooring. uPVC obscured glass door to side. Loft hatch.

DINING ROOM

11' 10" x 9' 4" (3.63m x 2.85m)

Dining room with ample space for dining table and chairs. Oak flooring. Radiator. French doors into rear garden. Arched doors through to lounge.

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FIRST FLOOR

LANDING

Window to side, landing area with storage cupboard housing hot water cylinder. Access to loft space. Doors leading to bedrooms and family bathroom.

BEDROOM ONE

12' 1" x 10' 11" (3.69m x 3.33m)

A principal, double bedroom with quality built in wardrobes on two walls. Radiator. Window to front. Door to en-suite.

ENSUITE

6' 7" x 5' 4" (2.03m x 1.65m)

Modern white suite; low level WC, pedestal wash hand basin, double step in shower with chrome shower and glass screen. Extractor fan. Shaving point. Mirrored wall cabinet. Chrome heated towel rail. Tiled walls and tiled floor. Spotlights. Obscured glass window to side.

BEDROOM TWO

11' 4" x 10' 8" (3.46m x 3.26m)

A second double bedroom. Radiator. Window overlooking the well maintained rear garden.

BEDROOM THREE

7' 11" x 7' 3" (2.43m x 2.22m)

A third bedroom. Radiator. Window to rear.

BEDROOM FOUR

8' 8" x 6' 5" (2.66m x 1.98m)

A fourth bedroom. Radiator. Window to front.

BATHROOM

6' 7" x 5' 5" (2.03m x 1.66m)

White suite; combined low level WC with vanity and wash hand basin with chrome mixer tap. Curved bath with chrome mixer tap, chrome shower, shaving point, extractor fan. Tiled walls and tiled floor. Chrome heated towel rail. Spotlights.

OUTSIDE

REAR GARDEN

A well maintained rear garden bordered by a timber fence. Patio area leading to a sloped lawn, mature plants and shrubs. Outside tap. Outside power socket. Timber gate to side for access.

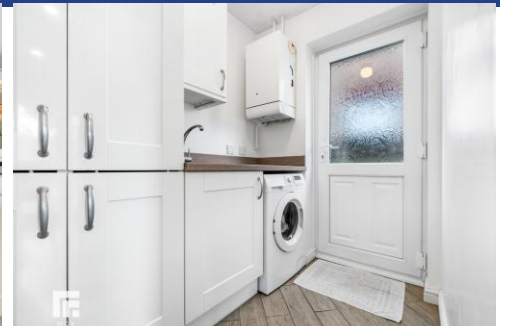
FRONT GARDEN

Laid to lawn bordered by hedges. Open porch. Driveway with parking for two vehicles.

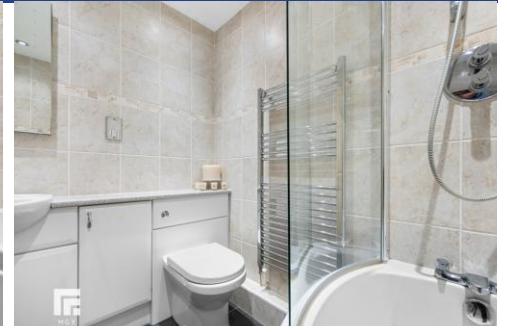
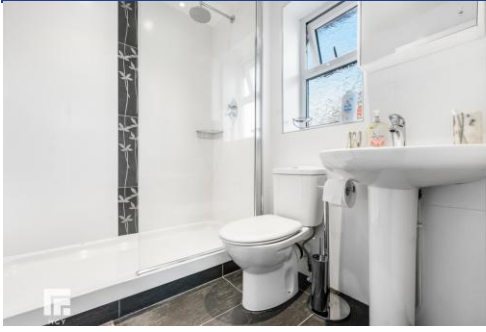
GARAGE

Single garage with up and over door.

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EPC AND FLOORPLAN TO FOLLOW

Radyr 029 2084 2124

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



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