



**10 CUCKOOFIELD CLOSE**  
**MORGANSTOWN**  
**CARDIFF CF15 8FR**

ASKING PRICE OF  
**£520,000**



**DETACHED HOUSE**



**4**



**2**



**3**



**2**

**\*\*DETACHED PROPERTY\*\*FOUR BEDROOMS\*\*QUIET CUL-DE-SAC\*\*GARAGE AND DRIVEWAY\*\*WITH VIEWS TOWARDS CASTELL COCH\*\* A beautifully presented, extended four bedroom property in the sought after area of Morgantown. Entrance hallway, lounge, spacious open plan kitchen/dining/family room, utility room and WC. To the first floor; spacious landing, principal bedroom with en-suite, a second double bedroom, third bedroom, family bathroom and a fourth bedroom. Well maintained rear garden with side access. Driveway with parking for up to two vehicles and garage. EPC Rating: B**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1327 SQFT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the popular Radyr Gardens area of Morganstown, which is within the Radyr Comprehensive School catchment area. Morganstown offers amenities such as a public house and garden centre and is close to the parade of shops in Radyr. There is a regular bus service to and from the City Centre and there is easy access to the A470 and M4 motorway.

#### ENTRANCE

Entered via driveway with paved pathway to uPVC double glazed door. Laid to lawn with hedgerow borders.

#### ENTRANCE HALLWAY

16' 5" x 3' 5" (5.02m x 1.06m)

Entered via a uPVC door, tiled flooring, radiator. Stairs leading to first floor. Integral door to garage. Door leading to open plan kitchen/lounge/family room.

#### LOUNGE

12' 8" x 10' 11" (3.87m x 3.34m)

A spacious family lounge with bay window to front. Feature mantle piece with hearth and space for electric fire. Radiator.

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

21' 3" x 19' 7" (6.48m x 5.99m)

A beautifully extended open plan kitchen/dining/family room. Appointed along two sides, a quality, light grey wren kitchen. Eye and low level cupboards beneath wood effect laminate worktops and five ring gas hob with extractor hood. Tall cupboards with integrated fridge/freezer, integrated single oven, integrated microwave/grill with warmer draw. Island with composite sink with side drainer, chrome mixer tap, 'Quooker' hot water tap, integrated dishwasher and wine fridge. Additional low level cupboards. Tiled flooring. Spotlights. Three Velux windows. Bi-fold doors to rear. Door to utility room.

#### UTILITY ROOM

15' 5" x 5' 3" (4.70m x 1.62m)

A spacious utility room. Wood effect worktop and low level cupboards matching the kitchen. Plumbing for washing machine and space for tumble dryer. Wall cupboard concealing gas central heating boiler. Continuation of tiled flooring from the kitchen. Extractor fan. Radiator. uPVC window to side. Door to rear. Door to WC.

#### CLOAKROOM

5' 0" x 2' 11" (1.53m x 0.89m)

White suite; low level WC, corner wash hand basin with chrome mixer tap. Radiator. Tiled flooring. Obscured glass uPVC window to side.

#### FIRST FLOOR

##### LANDING

A light, spacious landing area. Airing cupboard housing hot water cylinder. Window to side. Radiator. Doors to all rooms.

##### BEDROOM ONE

10' 10" x 10' 3" (to wardrobes)(3.32m x 3.13m)

A good sized principal bedroom. Build in wood effect wardrobes. Radiator. Window to front. Door to en-suite.

##### ENSUITE/WETROOM

6' 7" x 6' 4" (2.03m x 1.94m)

A modern, white suite; low level WC, wash hand basin with chrome mixer tap and vanity, walk in shower with chrome shower and glass screen, chrome heated towel rail and extractor fan. Shaving point. Tiled flooring and half wall tiling. Obscured glass window to front.

##### BEDROOM TWO

10' 1" x 8' 9" (3.09m x 2.67m)

A second double bedroom. Build in wardrobes. Radiator. Window to front.

##### BEDROOM THREE

9' 0" x 8' 0" (2.75m x 2.45m)

A third, small double bedroom. Radiator. Window to rear.



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## BEDROOM FOUR

9' 0" x 7' 6" (2.75m x 2.30m)

Currently being used as an office, a fourth bedroom.  
Radiator. Window to rear.

## FAMILY BATHROOM

6' 8" x 6' 4" (2.04m x 1.95m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap, chrome shower and glass screen. Extractor fan. Spotlights. Chrome heated towel rail. Shaving point. Tiled flooring. Half wall tiling. Obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

A well maintained, good sized rear garden bordered by a timber fence. Paved patio area with large area laid with artificial grass. Mature shrubs. Outside power socket. Outside tap. Outside lights. Timber shed. Timber gate to side for access.

### FRONT

Area laid to lawn. Driveway with parking for up to two vehicles. Electric car charger(negotiable).

### GARAGE

Power and lighting. Roller shutter door. Currently being used as a gym. Door into hallway.



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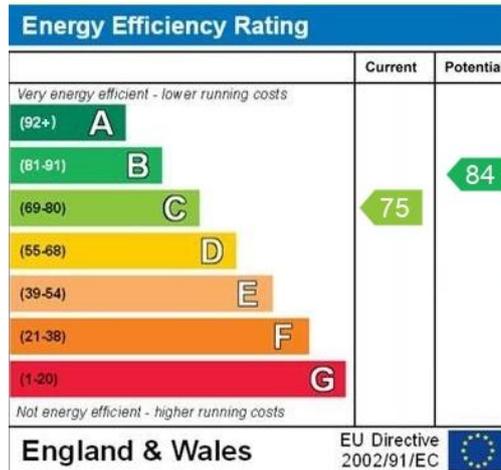


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TOTAL FLOOR AREA: 1327 sq.ft. (123.2 sq.m.) approx.

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 actual nature and condition of the property has not been tested and no guarantee is given.



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