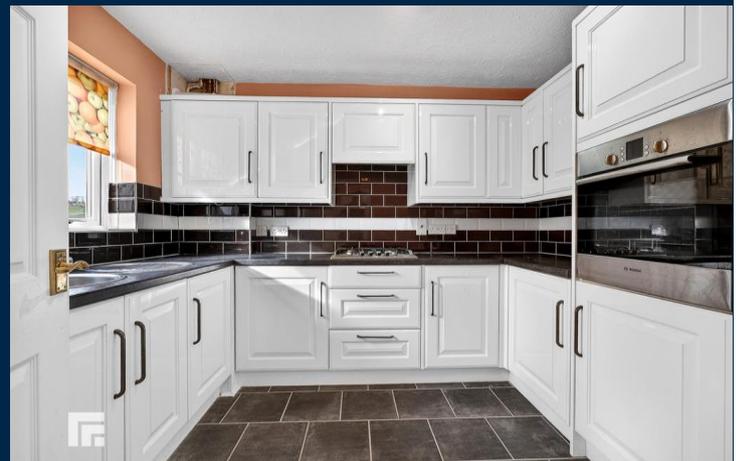




31 MAES Y CROFFT
MORGANSTOWN
CARDIFF CF15 8FE

ASKING PRICE OF
£315,000



END TERRACED HOUSE



3



1



2



2

**** THREE BEDROOM END TERRACE FAMILY HOME ** NO CHAIN **** A modern, three bedroom end terrace family home in the sought after area of Morganstown, being a short distance from amenities and transport links. Entrance hallway, cloakroom, neat fitted kitchen, spacious lounge and conservatory. To the first floor are three bedrooms and a family shower room. Gas central heating. Double glazing. Lawned rear garden. Two car side by side key block driveway to front. No chain. EPC rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 733 SQ FT

VIEWING: 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 Taff Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE HALLWAY

Approached via a panelled entrance door with obscured glass window to upper part leading to the entrance hallway. Staircase to first floor. Radiator.

CLOAKROOM

Comprising low level wc and vanity wash basin with storage below. Obscured glass window to front. Radiator.

KITCHEN

9' 7" x 8' 4" (2.94m x 2.55m)

Well appointed along three side in light panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central heating boiler. Tiled splash back. Window to front. Radiator.

LOUNGE

15' 1" x 14' 7" (4.62m x 4.45m)

A good sized reception with window to rear. Patio doors opening to the conservatory. Under stairs storage cupboard. Radiator.

CONSERVATORY

10' 5" x 8' 8" (3.20m x 2.65m)

A uPVC double glazed conservatory overlooking the rear garden. French doors to garden. Power and lighting.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space. Over stairs storage. Radiator.

BEDROOM ONE

11' 3" x 8' 4" (3.43m x 2.56m)

Overlooking the rear garden, a good sized double bedroom. A range of mirror fronted wardrobes to one side. Radiator.

BEDROOM TWO

11' 3" x 8' 4" (3.45m x 2.56m)

Overlooking the entrance approach, a second double bedroom. Radiator.

BEDROOM THREE

7' 1" x 6' 5" (2.16m x 1.97m)

Aspect to rear. Radiator.

FAMILY SHOWER ROOM

6' 4" x 5' 5" (1.95m x 1.67m)

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with chrome shower above. Obscured glass window to front. Wall tiling to splash back areas. Tiled flooring. Radiator. Extractor fan.

OUTSIDE

REAR GARDEN

An enclosed lawned rear garden with plants and shrubs to borders. Access to side.

PARKING

Two car side by side key block driveway.

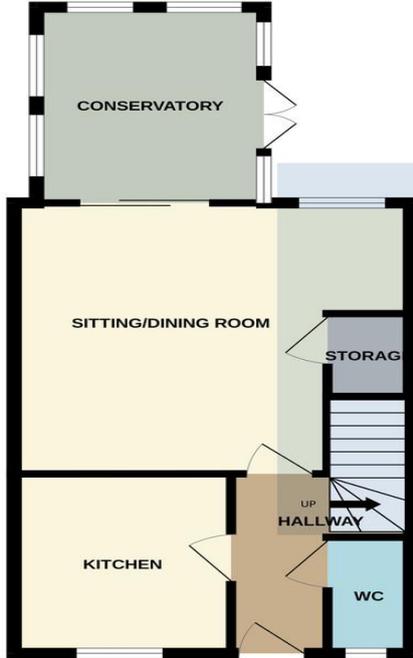


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GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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