



10 CLOS Y MYNYDD
MORGANSTOWN
CARDIFF CF15 8FH

ASKING PRICE OF
£795,000



DETACHED PROPERTY



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**** EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME ** LARGE DRIVEWAY ** DOUBLE GARAGE ** NO CHAIN **** A beautifully presented, modernised, executive four bedroom detached family house in a sought after tucked away location of executive homes and backing onto protected woodland. Large entrance hallway with wood block flooring, cloakroom, a sizeable bay fronted lounge with feature fireplace, conservatory/garden room, dining room, study/playroom, modern 'Sigma 3' fitted kitchen with integrated appliances with central breakfast bar island. To the first floor is an impressive central landing with large storage cupboard and airing cupboard, four double bedrooms, bedrooms one and two with ensuite shower rooms and a separate family bathroom. Gas central heating. Double glazing. Paved patio and lawned rear garden backing into protected woodland. Lawned garden and paved patio to front. Long and wide driveway leading to the garage with electric up and over door. **NO CHAIN.** EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX : 2299 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 Taffs Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE HALLWAY

15' 3" x 9' 11" (4.67m x 3.04m)
Approached via an oak entrance door with full glass side panel leading to the large entrance hallway. Staircase to first floor with oak spindle banister. Under stairs storage cupboard. Radiator. Quality woodblock flooring.

CLOAKROOM

7' 0" x 4' 10" (2.15m x 1.49m)
Quality white suite comprising low level wc and vanity wash basin with storage below. Full wall and limestone floor tiling. Obscured glass window to front. Recessed spotlights. Chrome heated towel rail.

LOUNGE

24' 1" x 13' 6" (into bay)(7.36m x 4.13m)
An excellent sized primary reception with bay fronted window. Feature limestone fireplace with remote controlled electric fire with opti flame effect. French doors to conservatory. Two radiators. Door to dining room.

CONSERVATORY/GARDEN ROOM

14' 3" x 13' 3" (4.36m x 4.06m)
An excellent sized conservatory/garden room, enjoying full views of the rear garden and with double glazed glass roof. Fan assisted radiator above French doors. Quality laminate flooring. French doors to rear garden.

DINING ROOM

13' 0" x 11' 1" (3.98m x 3.40m)
With french doors to the rear garden, a good sized family dining room with ample space for large family dining table. Double doors from hallway and door to lounge. Radiator.

STUDY/PLAYROOM

11' 7" x 8' 1" (3.54m x 2.48m)
Overlooking the entrance approach, a versatile reception currently utilised as a study. Radiator.

KITCHEN

14' 4" x 12' 0" (4.37m x 3.66m)
A quality, modern 'Sigma 3' fitted kitchen well appointed along two sides in shaker style woodgrain effect fronts beneath granite worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring 'Neff' induction hob with cooker hood above. Integrated 'Neff' oven and grill with warming drawer below. Integrated full size fridge and full size freezer. Central breakfast bar island with additional storage and integrated wine cooler. Window to side. French doors to the rear garden. Glass splashback behind hob with granite upstand to remaining worktop. Quality Amtico flooring. Vertical radiator. Door to utility room.

UTILITY ROOM

8' 5" x 5' 9" (2.58m x 1.76m)
With units and granite worktop to one side. Inset Belfast style ceramic sink. Matching range of eye level wall cupboards. Tiled splash back. Large built in storage cupboard. Plumbing for washing machine. Half glazed door that opens to the side of the house. Quality Amtico flooring. Radiator.



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FIRST FLOOR

LANDING

Approached via an oak spindle banister full turning staircase leading to the large full walk around central landing area. Access to part boarded roof space with lighting via a drop down ladder, boiler also located in the loft. Window to front. Large built in storage cupboard. Airing cupboard housing the pressurised hot water cylinder. Radiator.

BEDROOM ONE

16' 0" x 16' 0" (max)(4.90m x 4.89m)

An exceptionally spacious primary bedroom overlooking the delightful rear garden and woodland beyond. Radiator. Door to ensuite.

ENSUITE

10' 3" x 4' 9" (max)(3.13m x 1.47m)

Quality white suite comprising low level wc, wash hand basin, large walk in shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to side. Recessed spotlights. Chrome heated towel rail.

BEDROOM TWO

13' 10" x 12' 11" (4.22m x 3.95m)

Overlooking the rear garden and woodlands, a good sized second double bedroom. Radiator. Door to ensuite two.

ENSUITE SHOWER ROOM TWO

8' 4" x 6' 6" (max)(2.56m x 2.00m)

Modern white suite comprising low level wc, vanity wash basin with storage below and to sides, shower cubicle with chrome shower above. Wall tiling to shower splashback. LVT flooring. Obscured glass window to rear. Extractor fan. Recessed spotlights. Chrome heated towel rail.

BEDROOM THREE

17' 1" x 10' 2" (5.23m x 3.11m)

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

BEDROOM FOUR

10' 5" x 8' 5" (3.19m x 2.58m)

Aspect to front, a fourth double bedroom. Quality engineered wood flooring. Radiator.

FAMILY BATHROOM

8' 3" x 6' 9" (2.52m x 2.06m)

Quality family bathroom with white suite comprising low level wc, vanity wash basin with storage below, granite work surface. Mosaic tiled panelled bath with shower mixer tap. Full wall and floor quality Travertine tiling. Obscured glass window to rear. Extractor fan. Recessed spotlights. Chrome towel radiator.

OUTSIDE

REAR GARDEN

A delightful westerly facing rear garden backing onto protected woodland. Enclosed by part brick wall and part timber fencing. Beautifully presented shaped paved patio leading onto an area of lawn with neat borders of plants and shrubs. Additional rear paved patio. Pathway to side leading to gate giving access to front. Outside lighting.

BRICK STORAGE SHED

13' 9" x 9' 10" (4.21m x 3.01m)

Adjoining the side of the property. Accessed via a uPVC entrance door. Power and lighting.

FRONT GARDEN

Neatly laid lawn with paved pathways. Enclosed paved patio garden to front. Large entrance porch with tiled flooring.

DOUBLE GARAGE

16' 10" x 16' 6" (5.15m x 5.03m)

With electric up and over access door. Power and lighting. Pedestrian door to side.

DRIVEWAY

Long and wide driveway with parking ample parking for numerous cars.



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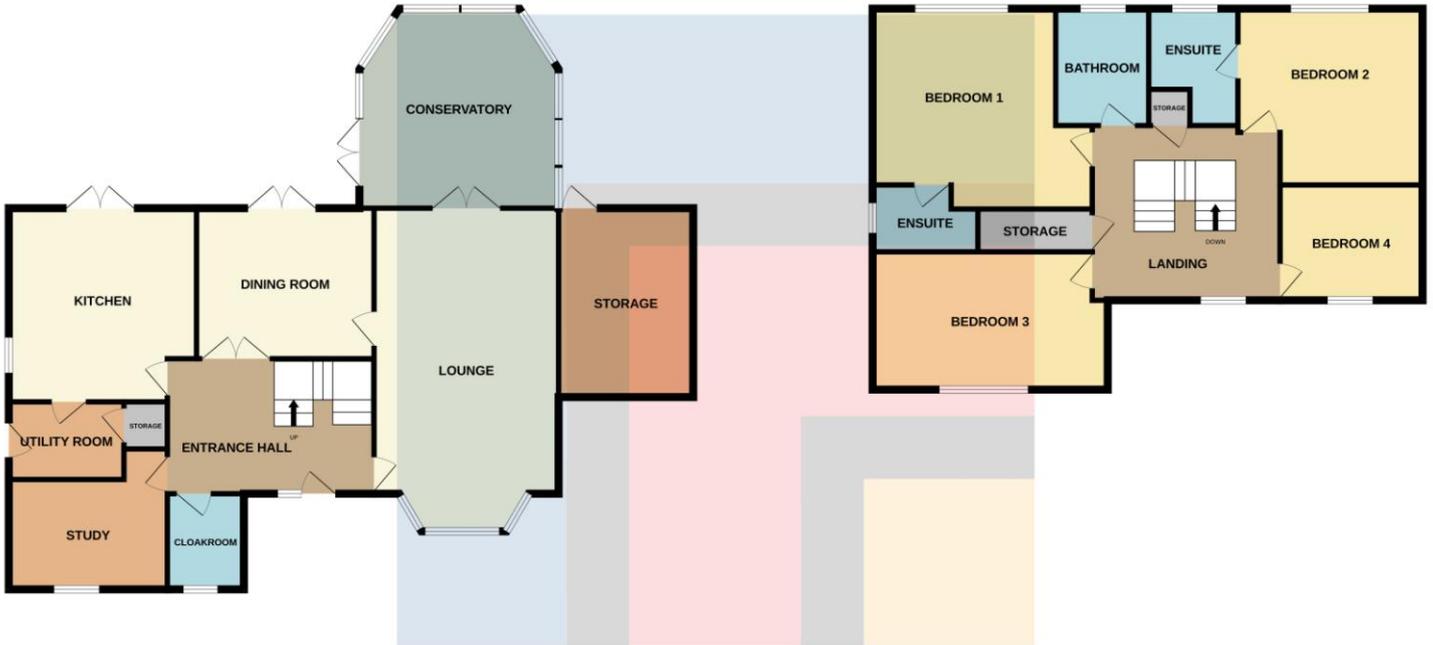
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GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.

1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 2299 sq.ft. (213.6 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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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