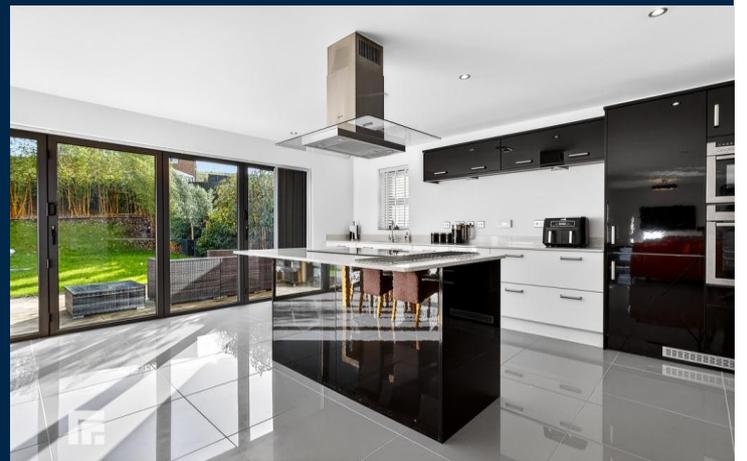




5 CAER IDWEN
MORGANSTOWN
CARDIFF CF15 8FZ

ASKING PRICE OF
£775,000



DETACHED PROPERTY



4



3



4



2

**** EXECUTIVE DETACHED 'WATERSTONES' HOME ** RARELY AVAILABLE ****
BEAUTIFULLY PRESENTED ** Situated in the sought-after Waterstones development in Morganstown, this beautifully presented four-bedroom detached family home offers contemporary living in a peaceful yet well-connected setting. The property features a spacious and light-filled layout, including a generous lounge, study/sitting room, utility room, WC, stylish open-plan kitchen/dining/family area with modern fittings, and direct access to the rear garden through bi-folding doors and French doors, perfect for entertaining and family life. Upstairs, four well-proportioned bedrooms provide flexible accommodation, including a principal bedroom with en-suite, alongside a sleek Jack & Jill en-suite and family bathroom. Externally, the home benefits from a South facing, landscaped rear garden, driveway with parking for at least three vehicles, and garage.
EPC: B

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 1,878 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The village of Morganstown is adjacent to Radyr village and a few minutes drive from the A470 and M4 motorway. The village has a post office, general store, public house and a garden centre. Radyr village has a golf club, church and good schools at all levels. The property is also in the catchment area for Radyr High School. There is a regular bus service to and from Cardiff City Centre as well as train station in Radyr village.

ENTRANCE

Entered via private road with paved pathway to front door, and block paved driveway to side leading to single garage. Gated access to rear garden.

HALLWAY

15' 8" x 6' 9" (4.79m x 2.06m)
Entered via double glazed composite door into hallway. Tiled flooring. Doors to lounge, study/sitting room, kitchen/dining/family room, and WC. Stairs to first floor with large storage cupboard under. Radiator.

LOUNGE

17' 11"(into bay) x 12' 6" (5.48m x 3.82m)
Feature double glazed window to bay. Oak wood flooring. Radiator.

STUDY/SITTING ROOM

12' 3" x 10' 9" (into bay)(3.74m x 3.29m)
Double glazed day window to front. Oak wood flooring. Radiator.

CLOAKROOM

6' 8" x 4' 7" (max)(2.05m x 1.40m)
Modern low level WC and wall mounted wash hand basin. Tiled flooring and half tiled walls. Chrome heated towel rail. Extractor fan. Recessed spotlights.

KITCHEN, DINING AND FAMILY ROOM

32' 5" x 16' 3"(max) (9.89m x 4.96m)
A superb, L-shaped kitchen/dining family room with feature bi-folding doors to rear garden. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink with complementary Silestone work surfaces. Fitted Neff double oven/microwave, Neff fridge/freezer and dishwasher. Feature centre island/breakfast bar with Silestone worktop incorporating induction Neff hob and extractor hood over. Recessed spotlights. Double glazed window to side. Radiator. Door to utility room. The family seating area includes french patio doors to rear, radiator. Tiled flooring throughout.

UTILITY ROOM

8' 7" x 6' 8" (2.63m x 2.05m)
Fitted base and eye level units incorporating wall mounted gas central heating boiler. Stainless steel sink and drainer with complementary work surfaces over. Space for washing machine and tumble dryer. Recessed spotlights. Extractor fan. Tiled flooring. Double glazed composite door to side. Radiator.

FIRST FLOOR

LANDING

Approached via easy rising staircase to central landing area. Modern doors leading to four bedrooms, bathroom and airing cupboard housing hot water cylinder. Loft access. Radiator.



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BEDROOM ONE

17' 6" x 13' 5"(max) (5.34m x 4.09m)

An exceptional sized primary bedroom overlooking the rear garden. Built in wardrobes. Door to ensuite. Radiator.

ENSUITE ONE

6' 9" x 6' 2" (2.08m x 1.88m)

A quality modern suite comprising of low level wc, vanity wash hand basin with chrome mixer tap. Corner shower cubicle with rainfall shower with separate attachment. Feature tile splash back. Half tiled walls. Tiled flooring. Recessed spotlights. Extractor fan. Electric shaver point. Chrome heated towel rail.

BEDROOM TWO

16' 11"(into bay) x 12' 4" (5.18m x 3.76m)

Spacious bedroom with double glazed bay window to front. Built-in wardrobes. Radiator. Door to Jack & Jill En-suite.

JACK AND JILL ENSUITE

Modern low level WC, wall mounted wash hand basin and fitted shower cubicle with rainfall shower with separate attachment. Tiled flooring and half tiled walls. Electric shaver point. Chrome heated towel rail. Extractor fan. Recessed spotlights. Double glazed window to front.

BEDROOM THREE

13' 10"(into bay) x 11' 9" (4.23m x 3.59m)

Another good sized room with double glazed bay window to front. Built in wardrobes. Door to jack and Jill ensuite. Radiator.

BEDROOM FOUR

8' 9" x 10' 6" (2.67m x 3.22m)

A fourth bedroom overlooking the rear garden via double glazed window. Built in wardrobe. Radiator.

FAMILY BATHROOM

11' 9" x 8' 9" (3.60m x 2.68m)

A quality modern suite comprising of low level wc, wash hand basin with chrome mixer tap, storage to side. Large LED mirror with de-misting setting. Built in tiled bath. Walk in shower cubicle with rainfall shower with separate attachment. Tiled splash back. Part tiled walls. Tiled floors. Recessed spotlights. Extractor fan. Obscured glass double glazed window to side. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A beautifully landscaped, South facing rear garden mainly laid to lawn with paved patio area, boundary fence and bamboo borders. Pedestrian composite double glazed side door to garage. Outside tap. Hypervolt Pro 3 EV charger fitted on driveway.

GARAGE

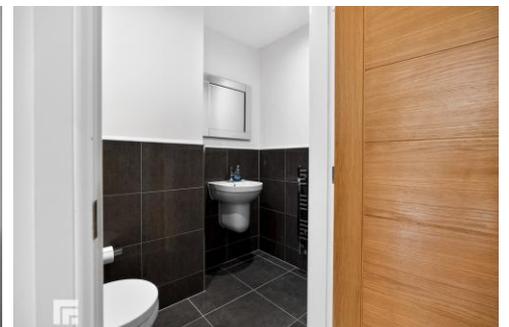
A single up and over door. Light and power.



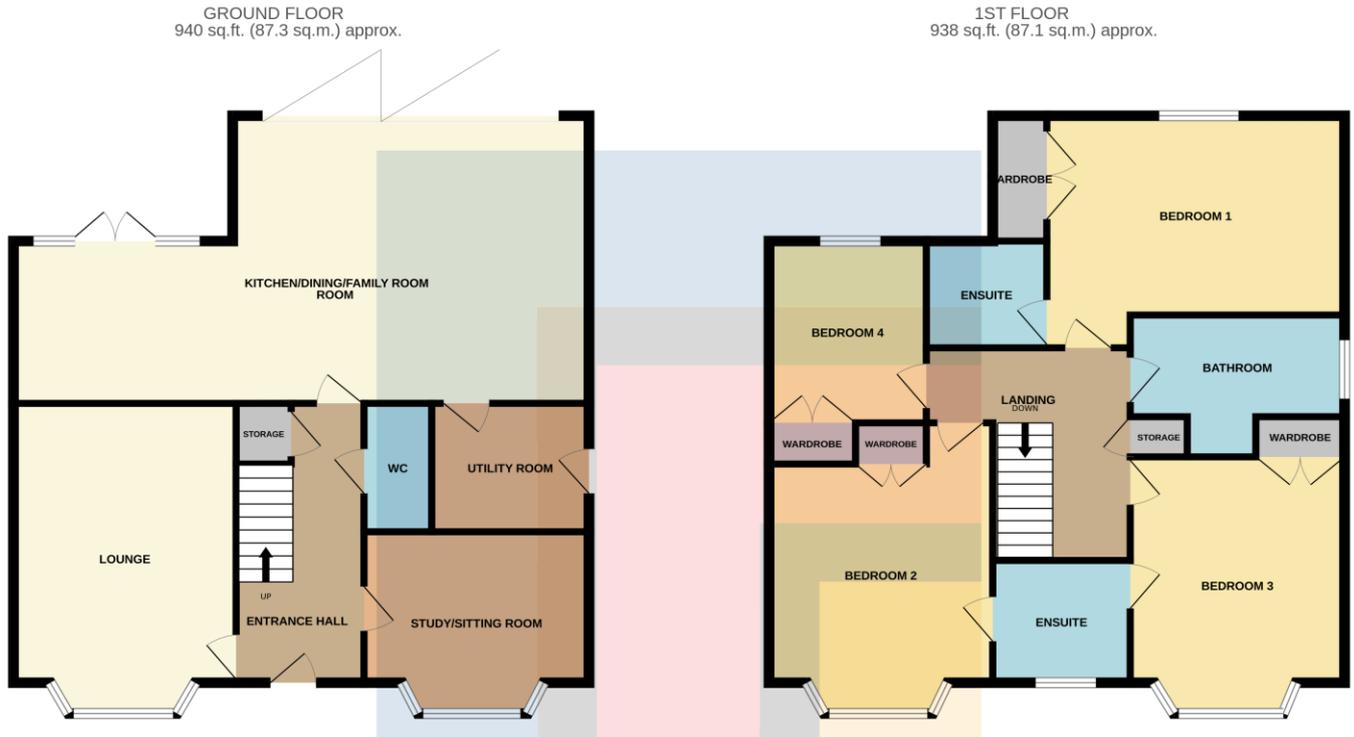
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TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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