10 GELYNIS TERRACE
MORGANSTOWN
CARDIFF CF15 8LG

£250,000

MID TERRACE PROPERTY

3	1	2	2

** TRADITIONAL THREE BEDROOM MID TERRACE FAMILY HOME ** PARKING TO REAR ** NO CHAIN ** A traditional three bedroom mid terrace family home in the sought after area of Morganstown, being close to transport links and amenities. Entrance porch and hallway, bay fronted lounge, dining room, kitchen and ground floor bathroom. To the first floor are three bedrooms. Tiered rear garden with steps up to rear hardstand providing off road parking. No chain. EPC Rating: tbc

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

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 PORCH
Approached via a uPVC entrance door. Original wall tiling to half height.

ENTRANCE HALLWAY
Approached via the original wood panelled entrance door leading to the entrance hallway. Staircase to first floor.

LOUNGE
13' 2" x 10' 7" (4.03 m x 3.24m) into bay
A bay fronted reception. Feature fireplace.

DINING ROOM
11' 6" x 10' 10" (3.53m x 3.32m)
With window to rear. Feature fireplace. Door to kitchen.

Kitchen
10' 4" x 8' 0" (3.16m x 2.46m)
With sink and side drainer to one side. Window and door to side. Under stairs storage cupboard. Door to bathroom.

FAMILY BATHROOM
7' 1" x 4' 8" (2.17m x 1.43m)
Comprising low level wc, wash hand basin and bath. Wall tiling to half height. Obscured glass window to side.

FIRST FLOOR
LANDING
Approached via a turning staircase leading to the central landing area. Storage cupboard. Access to roof space.

BEDROOM ONE
14' 2" x 10' 7" (4.32m x 3.24m)
With two windows to front, a good sized primary bedroom.

BEDROOM TWO
10' 9" x 8' 9" (3.29m x 2.69m)
Overlooking the rear garden, a good sized second bedroom. Fitted wardrobe.

BEDROOM THREE
9' 7" x 8' 1" (2.93m x 2.48m)
Aspect to rear. Built out storage cupboard and built out airing cupboard housing the hot water cylinder.

OUTSIDE

REAR GARDEN
Low maintenance rear garden with tired levels. Upper level provides hardstand for parking.

PARKING
With rear lane access providing hardstand parking to the rear.

FRONT GARDEN
Hedgerow and slow level stone wall. Slate chipping garden to front.

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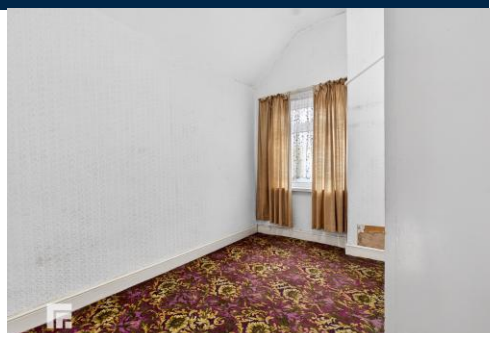

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EPC AND FLOORPLAN TO FOLLOW

RADYR 029 2084 2124

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

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