



4 FFORDD Y BERLLAN
MORGANSTOWN
CARDIFF CF15 8EY

ASKING PRICE OF
£700,000



DETACHED HOUSE



5



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4



4

**** EXCEPTIONAL EXECUTIVE STYLE FIVE BEDROOM DETACHED ** SOUGHT AFTER LOCATION ** NO CHAIN **** A bright and spacious, executive style, 'David Wilson' built five bedroom detached family home in the sought after modern development in Morganstown. Entrance hallway, cloakroom, bay fronted study, spacious lounge, conservatory, dining room with bay window to the rear, spacious kitchen and breakfast room, utility room. To the first floor is a central galleried landing area, five bedrooms, primary bedroom and bedroom two have ensuite shower rooms, there is a separate family bath and shower room. Gas central heating. 'Everest' double glazing. Delightful paved patio and lawned rear garden with maturing fruit trees. Lawned front garden and driveway with parking for four cars leading to the integral double garage with electric up and over access doors. No chain. EPC Rating: C

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 HALLWAY

Approached via a panelled entrance door with obscured double glazed windows to upper part leading to the spacious entrance hallway. Central staircase to the first floor. Low level Understairs storage cupboard. Two storage cupboards.

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled splash back. Radiator. Obscured glass window to front.

STUDY

11' 7" x 8' 5" (into bay) (3.54m x 2.58m)
With bay fronted window, a versatile reception. Radiator.

LOUNGE

18' 11" x 11' 7" (5.79m x 3.55m)
An excellent sized primary reception with french doors opening to the conservatory. Feature bath stone fireplace with living flame coal effect gas fire. Additional window to side. Two radiators.

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 2272 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CONSERVATORY

11' 9" x 8' 8" (3.59m x 2.66m)
A superb 'Everest' built uPVC double glazed conservatory enjoying views over the rear garden. French doors to paved patio. Tiled flooring. Two radiators.

DINING ROOM

14' 4" x 10' 3" (into bay) (4.39m x 3.13m)
Approached via double opening doors from the hallway, a good sized dining room with large bay window to the rear. Radiator.

KITCHEN AND BREAKFAST

16' 2" x 13' 8" (max) (4.94m x 4.17m)
Well appointed along three sides in light finish panelled fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring induction hob with cooker hood above. Integrated oven and grill. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. French doors to rear garden. Window to rear. Ample space for family breakfast table. Tiled flooring. Radiator. Door to double garage.

UTILITY ROOM

8' 0" x 5' 1" (2.46m x 1.56m)
With units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Wall mounted 'Worcester' gas central heating boiler. Tiled flooring. Door to side. Radiator.

FIRST FLOOR

LANDING

Approached via a central staircase with Additional stairs to front and rear enjoying a galleried landing from both sides. Everest' window to front. Access to roof space. Large airing cupboard housing the hot water cylinder. Two radiators.

BEDROOM ONE

14' 11" x 13' 0" (4.57m x 3.97m)
An excellent sized primary bedroom overlooking the entrance approach. A range of fitted wardrobes to two sides. Radiator. Door to ensuite.



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ENSUITE SHOWER ROOM

8' 9" x 4' 2" (2.68m x 1.28m)

White suite comprising low level wc, wash hand basin and large shower cubicle. Tiled splash back. Extractor fan. Electric shaver point. Obscured glass window to side.

BEDROOM TWO

12' 11" x 10' 11" (3.96m x 3.34m)

Overlooking the attractive rear garden, a second double bedroom. A range of built in wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM TWO

8' 11" x 5' 9" (2.72m x 1.76m)

A sizeable second ensuite shower room with white suite comprising low level wc, wash hand basin and large shower cubicle. Tiled splash back. Extractor fan. Obscured glass window to rear. Electric shaver point. Radiator.

BEDROOM THREE

14' 1" x 11' 3" (4.30m x 3.43m)

Overlooking the lawned front garden, a third double bedroom. Built in wardrobes. Radiator.

BEDROOM FOUR

12' 1" x 8' 11" (3.70m x 2.73m)

Overlooking the delightful lawned rear garden, a fourth double bedroom. Built in wardrobes. Radiator.

BEDROOM FIVE

9' 5" x 8' 11" (2.89m x 2.73m)

Aspect to rear, a good sized fifth bedroom. Built in wardrobes. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 9" x 6' 7" (2.68m x 2.02m)

With white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap and separate shower cubicle. Wall tiling to splash back areas. Obscured glass window to side. Extractor fan. Electric shaver point. Radiator.

OUTSIDE

REAR GARDEN

With a paved patio leading onto a good-sized area of lawn with neat borders of plants, shrubs and flowers along with mature Acers and a maturing Oak to the rear right boundary. Blackcurrant, gooseberry, red current and blueberry fruit trees. Enclosed rear garden with side access. Timber storage shed. Outside tap. Outside lighting. Outside power points.

FRONT GARDEN

Area of lawn with beds of inset plants and shrubs. Paved pathway to front door. Long and wide driveway leading to the double garage. Side access.

DOUBLE GARAGE

18' 6" x 17' 0" (5.65m x 5.20m)

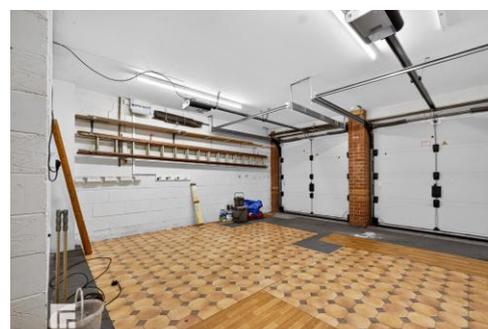
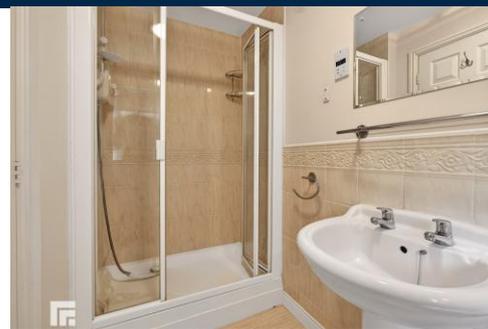
With twin electric up and over access doors by Everest. Power and lighting. Door to kitchen.



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GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 2272 sq.ft. (211.1 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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