

4 Gelynis Terrace North

Morganstown | Cardiff | CF15 8LD

End of Terraced | Asking Price £299,950



mgy.co.uk

3 | 2 | 2 | 2

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

PROPERTY DESCRIPTION

**** IMMACULATE ** SOUTH-WEST FACING REAR GARDEN **** A modern three bedroom end of terrace extended property in the popular area of Morganstown. The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen/breakfast room and bathroom. To the first floor are three double bedrooms including master with ensuite. Superb South-West facing rear garden and well presented front. Gas central heating. EPC: D **** HIGHLY RECOMMENDED ****

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 975 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the popular Morganstown area of Cardiff close to local amenities to 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

Entered via enclosed front garden, well presented with hedge border, mature trees and slate chippings. Paved pathway to front and side.

HALLWAY

Entered via uPVC double glazed front door with matching side window into hallway. Doors to lounge, kitchen/breakfast room and bathroom. Stairs to first floor. Laminate wood flooring. Radiator.

LOUNGE

11' 0" x 19' 5" (3.373m x 5.938m) uPVC double glazed window to front. Feature mounted electric fire. TV and telephone points.

Radiator. Laminate wood flooring. Archway to;

DINING ROOM

9' 4" x 7' 11" (2.868m x 2.426m) uPVC double glazed French doors to rear garden. Feature vaulted beamed ceiling. Laminate wood flooring. Radiator. Spotlights.

KITCHEN/BREAKFAST ROOM

17' 3" x 11' 10" (5.283m x 3.616m) Modern fitted kitchen with wide range of base and eye level units incorporating sink with complementary work surfaces. Fitted six burner Smeg Range cooker. Space for fridge/freezer, washing machine and tumble dryer. Spotlights. Central island/breakfast bar. Storage cupboard housing gas combi boiler. uPVC double glazed window to rear and external door to side. Tiled splashbacks and floor.

BATHROOM

10' 10" x 5' 8" (3.304m x 1.741m) A modern suite recently installed with low level WC, vanity enclosed wash hand basin and panelled bath with shower over. Tiled splashbacks and flooring. Feature vaulted ceiling with spotlights. uPVC double glazed window to side. Fitted storage cupboard. Ladder radiator.

FIRST FLOOR

Landing with doors to three bedrooms. Loft access.

BEDROOM ONE

10' 11" x 10' 10" (3.349m x 3.305m) uPVC double glazed window to front. Radiator. TV point. Door into;

ENSUITE

7' 7" x 5' 9" (2.324m x 1.775m) Tiled shower cubicle, wash hand basin and low level WC. Obscure double glazed window to front. Fully tiled walls. Extractor fan and spotlights.

BEDROOM TWO

11' 6" x 8' 3" (3.510m x 2.518m)
uPVC double glazed window to rear with views of the garden.
Fitted wardrobe. Radiator.

BEDROOM THREE

8' 11" x 8' 1" (2.740m x 2.479m)
uPVC double glazed window to rear. Radiator.

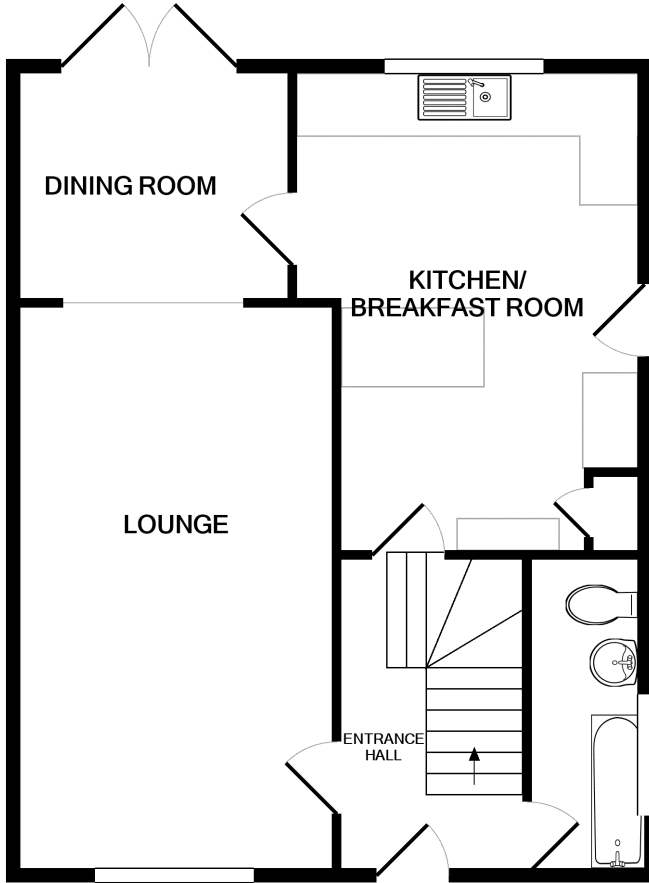
OUTSIDE

REAR GARDEN

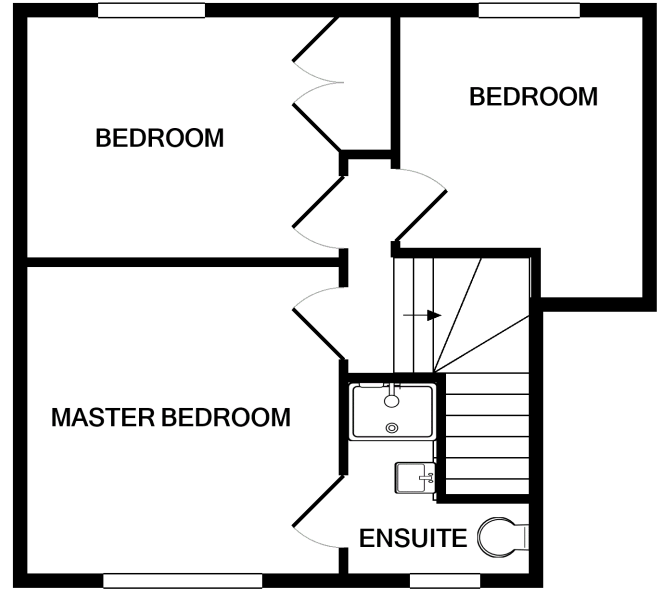
South west facing rear garden mainly laid to lawn with mature shrubs and trees. Paved patio area. Side access. Garden shed and greenhouse.



FLOORPLANS



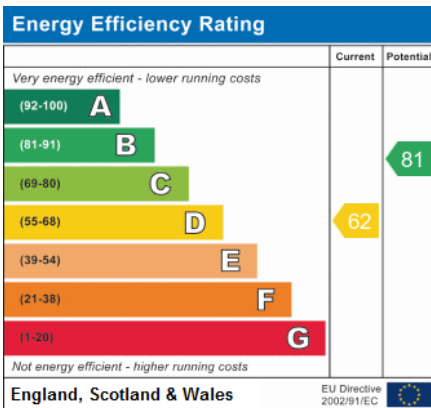
GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Radyr 029 2084 2124

6 Station Road, Radyr, Cardiff CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd n or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.