

# 8 Bryn Calch

Morganstown | Cardiff | CF15 8FD

**Detached House | Asking Price Of £435,000**



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# PROPERTY DESCRIPTION

**\*\* EXTENDED DETACHED HOME IN CUL DE SAC LOCATION \*\* VIEWING HIGHLY RECOMMENDED \*\*** A well presented detached family home with double side extension in the popular residential area of Morganstown. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom/WC, master bedroom with en-suite, three further spacious bedrooms and family bathroom. Outside there is a large driveway to front with parking for numerous cars plus garden to rear.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,340 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## LOCATION

The property is situated in the popular area of Morganstown, which is within the Radyr Comprehensive School catchment area. Morganstown offers amenities such as a public house and garden centre and is close to the parade of shops in Radyr. There is a regular bus service to and from the City Centre and there is easy access to the A470 and M4 motorway.

## ENTRANCE

Entered via driveway to end of cul de sac. Gavel parking area. Paved pathway to front door with gated side access. To the other side is a garden shed. Outside power point.

## HALLWAY

Entered via veranda style porch through uPVC double glazed door into hallway. Oak wood flooring. Doors to lounge/dining room and kitchen/breakfast room. Stairs to first floor.

## LOUNGE/DINING ROOM

23' 1" x 20' 4" (7.055m x 6.204m)  
Spacious lounge which was extended at the time of build. Oak wood flooring. Two uPVC double glazed windows to front and one to side. Two radiators in lounge. Archway and opening to dining area. uPVC double glazed French patio doors and window to rear. Spotlights. Additional radiator. Door to kitchen.

## KITCHEN/BREAKFAST ROOM

26' 1" x 14' 6" max (7.966m x 4.435m) An L shaped kitchen/breakfast room with beautiful slate flooring. uPVC double glazed windows to front and rear with pleasant outlook. The kitchen is fitted with a wide range of base and eye level units incorporating Belfast sink and complementary oak work surfaces. Fitted electric oven and gas hob with extractor hood over. Integrated dish washer, space for fridge/freezer. Tiled splashbacks. Spotlights. Two radiators. Door to cloakroom and external uPVC double glazed door to side.

## CLOAKROOM

Fitted with a low level WC and modern wash hand basin. uPVC double glazed window to rear. Tiled splashbacks. Radiator.

## FIRST FLOOR

Landing with doors to four bedrooms and family bathroom. Radiator. Loft access.

## MASTER BEDROOM

13' 6" x 8' 8" (4.127m x 2.648m)  
uPVC double glazed window to rear. Wood flooring. Fitted wardrobes to one wall. Radiator. Door to;

## EN-SUITE

7' 11" x 7' 8" (2.420m x 2.352m)  
The en-suite includes a low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Tiled flooring and splashbacks. uPVC double glazed window to front. Fitted storage cupboard. Spotlight. Extractor fan. Radiator.



### BEDROOM TWO

14' 7" x 9' 3" max (4.459m x 2.836m) Fitted sliding wardrobes to one wall. uPVC double glazed window to front. Loft access.

### BEDROOM THREE

13' 8" x 11' 0" max (4.170m x 3.357m) Two uPVC double glazed windows to front. Radiator. Fitted cupboard.

### BEDROOM FOUR

16' 8" x 7' 9" max (5.104m x 2.374m) Two uPVC double glazed windows to rear. Radiator.

### FAMILY BATHROOM

6' 4" x 5' 8" (1.955m x 1.743m) Modern suite comprising vanity enclosed wash hand basin, low level wc and bath with shower over and glass screen. Tiled flooring and splashbacks. uPVC double glazed window to rear. Spotlights and extractor fan. Ladder radiator.

### OUTSIDE

The rear garden is mainly laid to lawn with decked seating area. Steps down to full width paved patio. Boundary wall and fence. Outside tap. Gated side access.

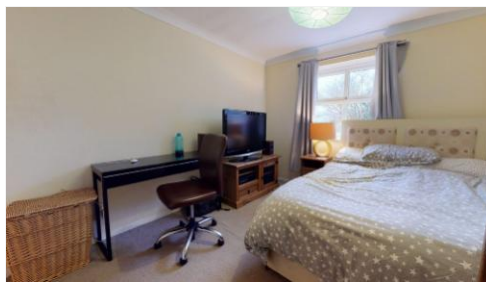




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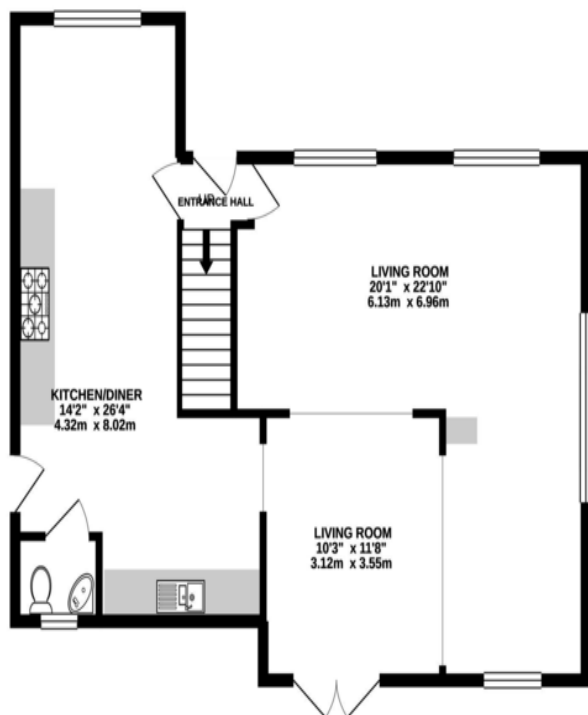
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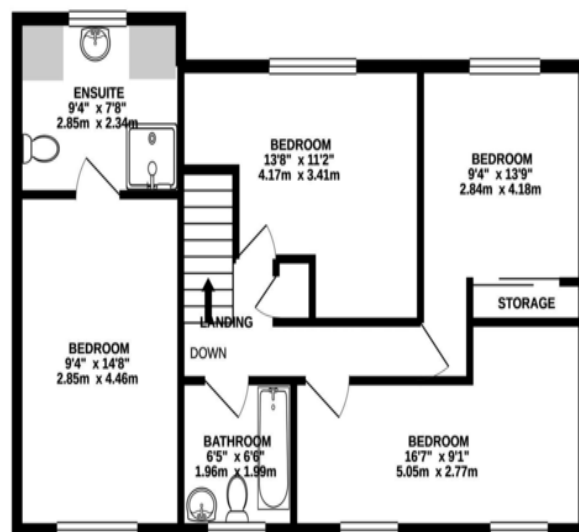


# FLOORPLANS

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



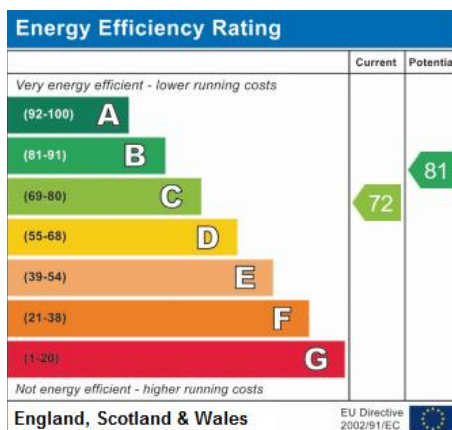
1ST FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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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