



## 6 Maes Y Briallu, Morganstown

£450,000 Freehold

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* DOUBLE GARAGE \*\* NO CHAIN \*\*** A bright and spacious four bedroom detached family home in the sought after area of Morganstown, being a short distance from amenities and transport links. Entrance hallway, bay fronted lounge, dining room, spacious kitchen and breakfast room, utility room and cloakroom. To the first floor are four bedrooms, primary with ensuite shower room and there is a separate family bathroom. Gas central heating. Southerly facing lawned rear garden. Two car side by side driveway to front leading to the double garage with twin doors. No chain. EPC Rating: C

Council Tax band: F

Tenure: Freehold

## 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 HALLWAY

Approached via a panelled entrance door with double glazed windows to upper part. Staircase to first floor. Radiator.

## LOUNGE

Dimensions: 15' 8" x 13' 3" (into Bay)(4.79m x 4.04m). With bay to front, a good sized reception. Additional window to side. Feature fireplace. Under stairs storage cupboard. Radiator. Archway to dining room.

## DINING ROOM

Dimensions: 9' 0" x 9' 0" (2.75m x 2.75m). With french doors to the rear garden. Radiator.

## KITCHEN/BREAKFAST ROOM

Dimensions: 19' 11" x 8' 11" (6.08m x 2.72m). With units and worktops to three sides. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Matching eye level wall cupboards. Space for large family breakfast table. Two windows to rear. Radiator. Door to utility room.

## UTILITY ROOM

Dimensions: 4' 11" x 4' 10" (1.50m x 1.48m). Worktop to one side. Plumbing for washing machine. Door to side. Wall mounted 'Ideal Classic' gas central heating boiler. Radiator. Door to cloakroom.

## CLOAKROOM

Comprising low level wc and vanity wash hand basin with storage below. Wall tiling to splash back areas. Obscured glass window to rear. Radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

## BEDROOM ONE

Dimensions: 13' 3" x 11' 5" (4.05m x 3.49m). Overlooking the lawned front garden, a good sized primary bedroom. Airing cupboard over stairs. Radiator. Door to ensuite.

## ENSUITE SHOWER ROOM

Comprising low level wc, vanity wash basin with storage below and shower cubicle. Window to front. Extractor fan. Radiator.

## BEDROOM TWO

Dimensions: 11' 4" x 9' 11" (3.47m x 3.03m). Overlooking the rear garden, a second double bedroom. Radiator.

## BEDROOM THREE

Dimensions: 14' 1" x 8' 9" (4.30m x 2.68m). Overlooking the entrance approach, a further double bedroom. Radiator.

## BEDROOM FOUR

Dimensions: 8' 9" x 8' 7" (2.68m x 2.63m). Overlooking the rear garden. Radiator.

## FAMILY BATHROOM

Dimensions: 6' 10" x 6' 1" (2.09m x 1.87m). Comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap. Wall tiling to splash back areas. Obscured glass window to rear. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect. Enclosed area of lawn with inset shrubs. Outside tap. Outside light. Paved pathway to side leading to gate giving access to front.

### FRONT GARDEN

Area of lawn to front with central maturing tree. Two car side by side driveway leading to double garage. Porch entrance.

### DOUBLE GARAGE

Dimensions: 17' 11" x 18' 0" (5.48m x 5.49m). With twin up and over access doors. Power and lighting. Door to side.







GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.8 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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