



15 Maes Y Fioled, Morganstown

£595,000 Freehold

**** LARGE FOUR BEDROOM DETACHED FAMILY HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **** An extended, beautifully presented four bedroom detached family home in the sought after area of Morganstown, being positioned on a large plot at the head of a private driveway fronted park land. Entrance hallway, large lounge, sitting room, garden room, modern fitted kitchen and diner, utility room, cloakroom and garage. To the first floor are four bedrooms, primary bedroom with dressing room and ensuite, there is also a further shower room and family bathroom. Gas central heating. Double glazing. Paved patio and lawned rear garden with brick built storage to side. Wide and long driveway to front. EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

DESCRIPTION

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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 composite door. Window to side. Leading to main reception room. Radiator.

LOUNGE

Dimensions: 27' 0" x 14' 6" (8.25m x 4.44m). Two double glazed windows to front. Feature inset brick gas fire with oak beam. Wood flooring. Cornicing and roses adding additional character to room. Arched doorway leading to kitchen. Two radiators.

SITTING ROOM

Dimensions: 13' 7" x 11' 2" (4.16m x 3.42m). French doors leading to rear garden. Wood flooring. Radiator.

KITCHEN AND DINER

Dimensions: 11' 3" x 24' 6" (3.43m x 7.48m). Well appointed along two sides in Shaker style wood grain effect, eye level units and base units below solid wood worktops. Space for range style cooker. Double ceramic sink with monoblock mixer tap. Tiled splashback areas. Integrated dishwasher. Quality tiled flooring comprising of slate and decorative tiles. French doors leading to garden room. Separate French doors leading to rear garden. Door to utility room. Storage cupboard beneath staircase. Window to side. Radiator.

UTILITY ROOM

Dimensions: 5' 1" x 6' 1" (1.55m x 1.86m). Space for kitchen appliances such as washing machine and dryer appointed below solid wood worktops. Tiled splash

BEDROOM ONE

Dimensions: 13' 6" x 17' 5" (4.14m x 5.32m). An excellent sized primary bedroom overlooking the front entrance approach via two doubled glazed upvc windows. Doors leading to En-suite and dressing room. Laminate flooring. Radiator.

ENSUITE

Dimensions: 7' 5" x 8' 6" (2.27m x 2.61m). A white suite comprising of low level wc, ceramic hand wash basin, tiled corner shower cubicle with glass door. Tiled splash back areas. Tiled flooring. Tall standing radiator. Obscured glass window to rear.

DRESSING ROOM

Dimensions: 5' 8" x 8' 7" (1.75m x 2.62m). Cupboards appointing two sides. Window to rear. Radiator.

BEDROOM TWO

Dimensions: 11' 2"(max) x 9' 1" (3.42m x 2.78m). A second double bedroom. Built-out storage. Built-in desk. Window overlooking the front. Quality laminate flooring. Radiator.

BEDROOM THREE

Dimensions: 8' 4" x 8' 6" (2.56m x 2.61m). A third double bedroom. Built-out storage. Window overlooking rear. Laminate flooring. Radiator.

BEDROOM FOUR

Dimensions: 6' 9" x 8' 6" (2.08m x 2.61m). Window overlooking rear. Laminate flooring. Radiator.

SHOWER ROOM

Dimensions: 4' 4" x 6' 9"(max) (1.33m x 2.08m). White ceramic sink with eye level vanity mirror. Built- in shower cubicle with glass panel door. Full wall tiling. Tiled flooring. Radiator.

FAMILY BATHROOM

Dimensions: 7' 5" x 6' 0" (2.28m x 1.85m). Quality white suite comprising of low level wc, vanity wash hand basin with storage below. Panelled bath with twin head shower above and glass folding shower screen. Full wall tiling. Obscured glass window to front. Extractor fan. Recessed spotlights. Heated towel rail.

OUTSIDE

REAR GARDEN

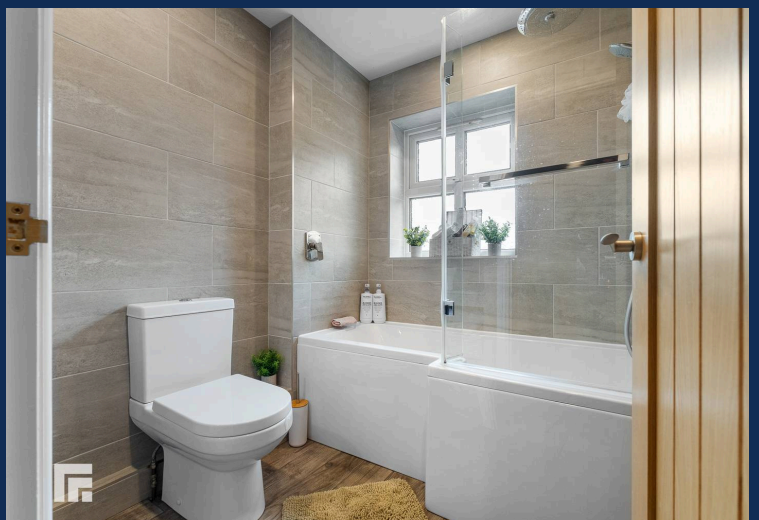
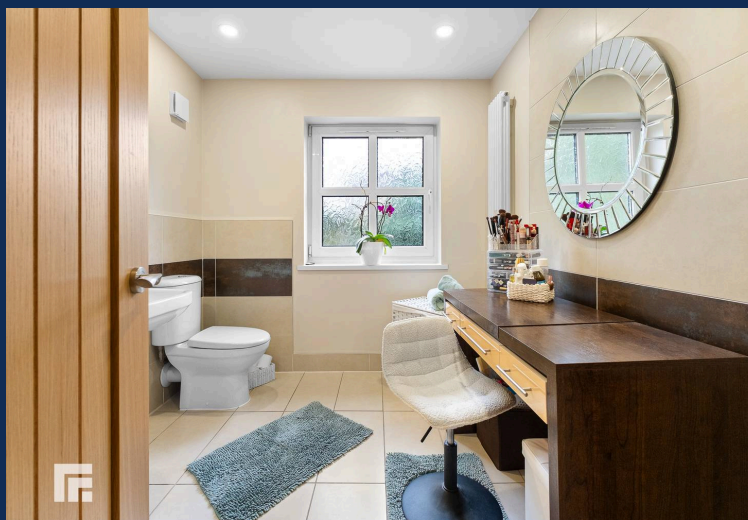
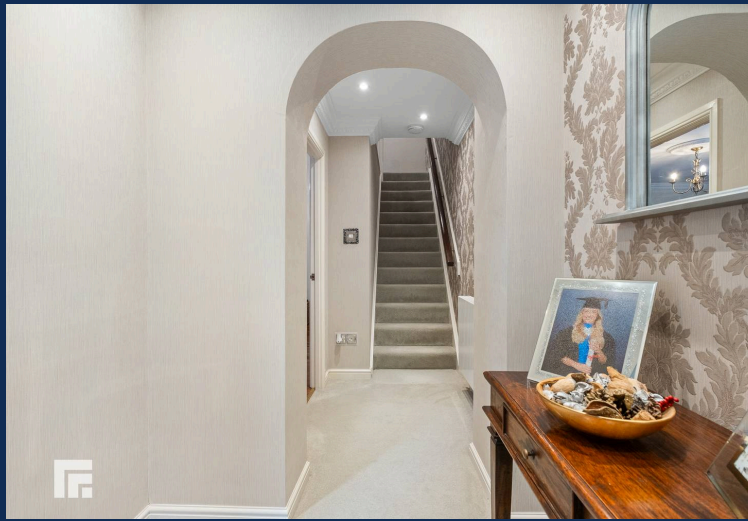
Stone tiled patio. Stone retaining wall. Lawn. Slate steps up to slate seating area. Shrubs. Side access. Built in Storage shed

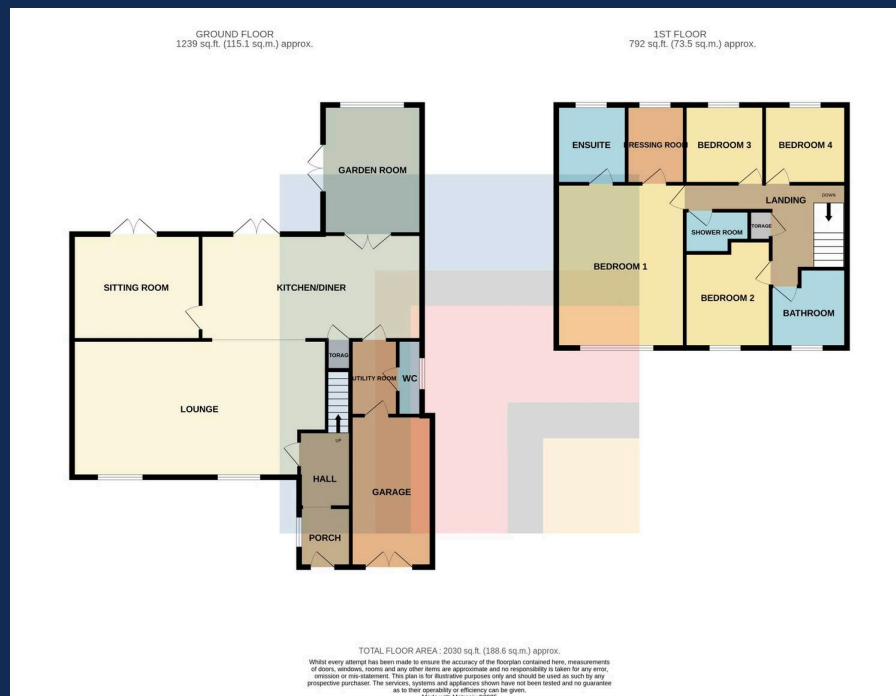
FRONT

Wide and long driveway to front.









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