

15 Ffordd Mograig

| Cardiff | CF14 4NG

Semi-Detached House | Offers Over £300,000



mgy.co.uk

3 | 2 | 3 | 1

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

PROPERTY DESCRIPTION

****OPEN HOUSE SATURDAY 15th JANUARY 2022. STRICTLY BY APPOINTMENT. **** MGY are delighted to offer for sale this modern semi detached property in the Llanishen area close to local amenities, Hill Snook park and transport links to the city centre. The property briefly comprises of entrance hall, cloakroom, lounge with French doors to rear garden, kitchen diner, three bedrooms, bathroom and en suite. The property has double glazed doors and windows throughout and gas fired central heating. Enclosed rear garden and parking for several cars at the front.

- **Tenure** Freehold
- **Council Tax Band E**
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is located in the sought after area of Llanishen. A stone throw from Hill Snook park and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

ENTRANCE HALL

Entered via half glazed door into hallway. Laminate wood flooring. Built in storage cupboard. Central heating radiator and power points.

CLOAKROOM

Double glazed obscure window. White suite comprising of wall mounted wash hand basin and low level wc. Heated towel rail. Tiled flooring.

LOUNGE

17' 8" x 9' 7" (5.41m x 2.94m) A good size through lounge with double glazed bay window to front and French doors leading to rear garden. Superior quality wooden floors. Coving to ceiling. Two

central heating radiators. Tv point. Feature fireplace with surround and coal effect gas fire.

KITCHEN/DINER

17' 11" x 15' 10" (5.48m x 4.84m) Upvc double glazed patio doors to rear garden. Two double glazed windows to front aspect. Modern fitted kitchen with wall and base units, complimenting work surface incorporating stainless steel sink unit and drainer. Built in Electrolux double oven and AEG gas hob with stainless steel chimney with extractor hood above. Integrated dish washer. Plumbed for automatic washing machine. Under unit lighting and spotlights to ceiling with coving. Cupboard housing Worcester boiler. Ceramic tiled flooring, splash backs and power points. Two central heating radiators. Room for fridge freezer and tumble dryer.

FIRST FLOOR

Approached via turning staircase with wooden balustrades. Double glazed window to rear aspect. Central heating radiator and

power points. Access hatch to loft space. Built in airing cupboard.

MASTER BEDROOM

14' 4" x 9' 11" (4.39m x 3.03m) Good size main bedroom with double glazed windows to front elevation. Built in mirror fronted wardrobes. Central heating radiator. Door into :-

ENSUITE

Double glazed obscure window to rear aspect. Fully tiled shower cubicle, pedestal wash hand basin and low level wc. Heated towel rail. Ceramic tiled flooring and tiled splashbacks. Inset spotlights to ceiling.

BEDROOM TWO

14' 3" x 8' 10" (4.35m x 2.70m) Two double glazed windows to front aspect. Built in mirror fronted wardrobes. Central heating radiator. Tv point and power points. Coving to ceiling.

BEDROOM THREE

9' 0" x 6' 8" (2.75m x 2.05m) Double glazed window to rear.

Coved ceiling. Power points.
Central heating radiator.

BATHROOM

Obscure double glazed window.
White suite comprising of panelled
bath with shower over, pedestal
wash hand basin and low level wc.
Ceramic tiled flooring and half

tiled walls. Spotlights to ceiling
and shaver point. Heated towel
rail.

OUTSIDE

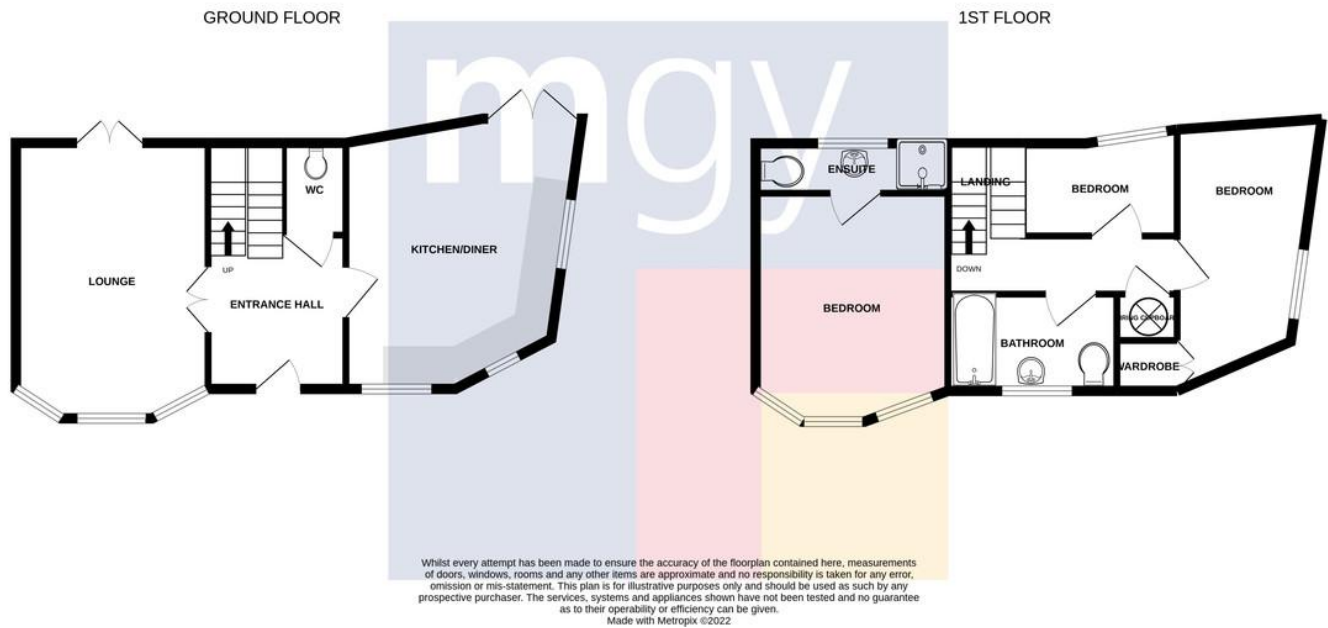
FRONT GARDEN - Stone
chippings. Parking for several
vehicles. Outside tap. Raised
flower beds.

REAR GARDEN - Enclosed paved
patio area with stone chippings.
Gate to rear leading to single
garage. Outside tap. Electric
socket.

GARAGE - Single garage to rear
with up and over door. Parking in
front of garage.



FLOORPLANS



EPC TO BE CONFIRMED



029 2052 9026
114 Caerphilly Road, Cardiff CF14 4QG

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.