

Total area: approx. 2049.9 sq. feet



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
EU Directive 2002/91/EC	

England & Wales

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WEBSITE

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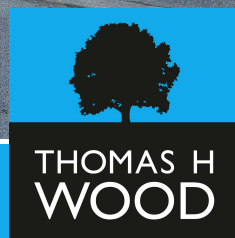
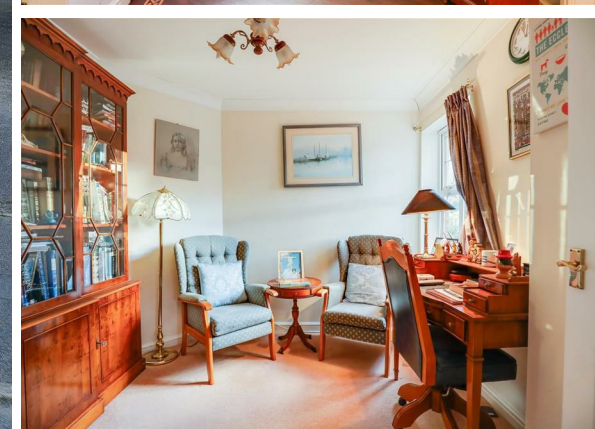
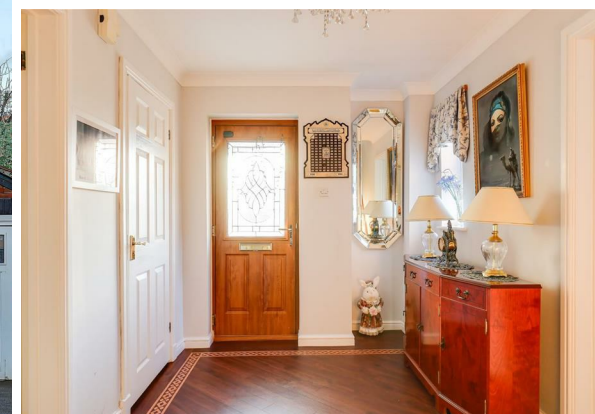
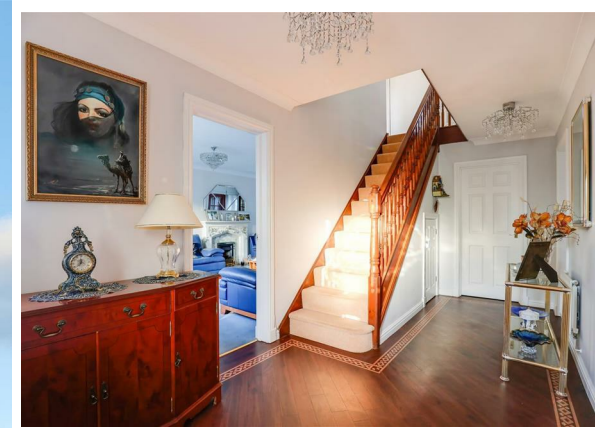
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EMAIL

CONTACT

THOMAS H WOOD





10 Heol Y Cwm,
Morganstown, Cardiff
CF15 8FG

Asking Price £650,000
House - Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 1083.20 sq ft

Current EPC Rating - C74

Potential EPC Rating - B83

A substantial and beautifully presented, five bedroom detached family residence, ideally located in Heol Y Cwm in Morgantown. The current owners have maintained the property to a very high standard throughout their ownership and is offered for sale for the first time since it's construction 24 years ago. Offering spacious accommodation throughout and boasting three reception rooms, three bathrooms, utility room and a glazed roof conservatory. Furthermore, the property benefits from a Worcester boiler and a detached double garage. Set in a peaceful location with idyllic views, this house style is rarely available and early viewings are recommended. Within catchment of the highly regarded primary and secondary schools in Radyr, close to the bus route to and from the city, plus easy access to the M4. This delightful home briefly comprises; spacious entrance hallway, lounge, dining room, conservatory, kitchen/diner, utility room, study and WC. To the first floor, there are five excellent bedrooms, two with ensuite and a spacious family bathroom. Mature front and rear gardens with an array of plants and shrubs, plus a double garage and driveway complete this superb home.

ON THE GROUND FLOOR

STORM PORCH

Quarry tiled pathway too front door with external lights. To:

ENTRANCE HALL

5.36m x 2.34m (17'07" x 7'08")

A welcoming entrance hallway with Amtico flooring, painted walls and smooth ceiling with coving. Doors to all rooms and stairs to the first floor

CLOAKROOM

0.91m x 1.83m (3'19" x 6'24")

With low level WC, wash basin with tiled splash back, painted walls, smooth ceiling with coving, coved cornice, ceramic tiled floor, radiator, and window to side

LIVING ROOM

7.11m x 3.66m (23'04" x 12')

A dual aspect living room with windows to front and French doors to the garden. This spacious reception room has carpeted floor, painted walls, smooth ceiling with coving. Feature gas fire, three radiator panels and glazed double doors lead to;

DINING ROOM

4.27m x 0.30m x 3.43m (14'01" x 11'03")

A large dining room with knock through possibilities to the kitchen (subject to the relevant permissions) Comfortably takes a large dining table and chairs, with double doors from living room and single door from the hallway. With attic flooring, painted walls, smooth ceiling with coving, living room, radiator, French doors to;

CONSERVATORY

3.66m x 3.66m (12'20" x 12'29")

A generous conservatory with ceramic tiled floor, glazed roof, French doors to the garden central light. Delightful views of the garden.

STUDY

2.82m x 2.80m (9'3" x 9'2")

A flexible space that could easily operate as a further sitting room and TV room. Overlooking the front aspect, carpeted floor, painted walls, smooth ceiling with coving. Radiator panel and UPVC window.

KITCHEN

4.57m x 4.90m (15'75" x 16'01")

max A modern and beautifully appointed kitchen with a range of wall and base units with constraining quartz effect work surfaces. Neff microwave, double oven, induction hob and integrated dishwasher. One and half bowl ceramic sink and chrome tap. Space for American size fridge freezer. Space dining table and chairs. UPVC windows to side and rear aspect.

UTILITY ROOM

1.52m x 2.44m (5'77" x 8'95")

With ceramic tile floor painted walls, smooth ceiling space for washing machine one bowl stainless steel sink, wall mounted cupboard housing, Worcester heating boiler UPVC window to front partially glazed door to Driveway

TO THE FIRST FLOOR

A gallery style landing with carpeted floor, painted walls and smooth ceiling. Double airing cupboard with hot water cylinder. Loft access with drop down ladder to insulated and partially boarded loft space.

BEDROOM ONE

4.70m x 3.73m (15'05" x 12'03")

(max) An excellent sized master bedroom with carpeted floor, painted walls and smooth ceiling. Two windows overlooking the front aspect, carpeted floor, painted walls, smooth ceiling, radiators and built in double wardrobes.

ENSUITE

3.86m x 3.61m (12'08" x 11'10")

A large en suite with large shower cubicle with electric shower. Low level WC, two wash hand basin vanity unit. Wall tiling, radiator panel rail, cushion tiled floor and UPVC window to front.

BEDROOM TWO

3.86m x 3.61m (12'08" x 11'10")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. A further good sized double bedroom with two UPVC windows to the front aspect. Built in wardrobes and two radiators.

ENSUITE

1.43m x 2.44m (4'8" x 8'0")

Shower cubicle with electric shower, low level WC. Pedestal wash hand basin, wall tiles, radiator panel, tiled floor and UPVC window to side.

BEDROOM THREE

3.43m x 3.15m (11'03" x 10'04")

Another good size double bedroom with fitted wardrobes and UPVC window to rear. With carpeted floor, painted walls, smooth ceiling and radiator.

BEDROOM FOUR/OFFICE

3.73m x 3.43m (12'03" x 11'03")

Currently being used as an office and sitting room. A comfortable double bedroom overlooking the rear gardens. With carpeted floor, painted walls, smooth ceiling, radiator and UPVC window.

BEDROOM FIVE

3.76m x 2.29m (12'04" x 7'06")

A good sized single bedroom with UPVC window to rear. carpeted floor, painted walls, smooth ceiling, radiator and UPVC window.

FAMILY BATHROOM

3.30m x 2.39m (10'10" x 7'10")

(max) A generous family bathroom with panelled bath with electric shower over. Low level WC and wash hand basin vanity unit. Tiled walls and floor, radiator and UPVC window to front.

OUTSIDE

FRONT

The property occupies a wide plot including double drive to the front with OFF ROAD PARKING for 4 vehicles, lawns, flower and shrub borders and beds, and outside lighting.

REAR

A pretty rear garden with an array of mature plants, trees, shrubs and laid lawn. Doors to storage and double garage. laid lawn, perimeter, Fencing access via driveway and conservatory.

GARAGE

5.16m x 5.00m (16'11" x 16'05")

A double garage with 2 up and over doors, courtesy door to side, power and lighting.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band H



