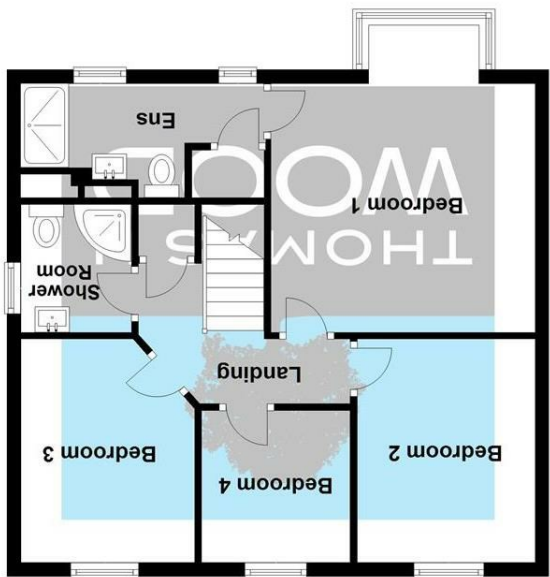
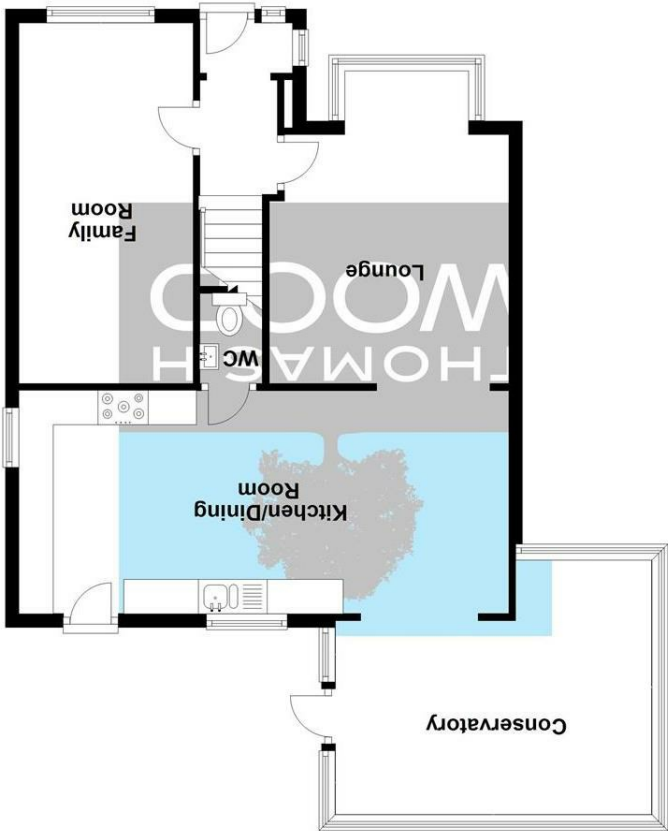


Total area: approx. 1328.6 sq. feet



First Floor  
Approx. 553.6 sq. feet



Ground Floor  
Approx. 775.0 sq. feet

Energy Efficiency Rating	
Current	Potential
72	82

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

England & Wales

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

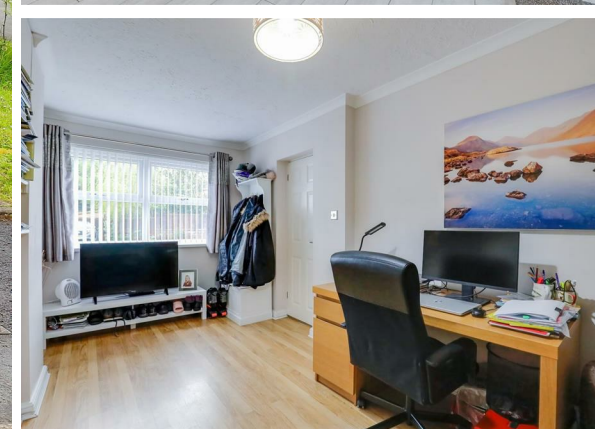
sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD





1 Maes Yr Orchis,  
Morganstown, Cardiff  
CF15 8FF

Asking Price £475,000  
House - Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 1328.60 sq ft

Current EPC Rating - C72

Potential EPC Rating - B82

A stunning four bedroom detached family residence situated in the popular Radyr Gardens development in Morganstown. The current owners have transformed the property to create a modern and highly desirable home with recent improvement to include, the creation of an open plan kitchen and dining area, fully refurbished ensuite and family shower room, new boiler and purpose built storage. To the front is off road parking for four cars and to the rear is a generous and beautifully maintained rear garden. Ideally located within easy reach of the M4 and A470 motorways and close to Radyr Village with its many shops, amenities and well regarded schools, including Radyr Comprehensive. The property briefly comprises, entrance hallway, home office, lounge, kitchen/diner, WC and conservatory to the ground floor. To the first floor there are four bedrooms, the master having an ensuite shower room and family shower room. Viewings are highly recommended to appreciate this beautiful home. \* No onward chain \*

#### ENTRANCE HALLWAY

Via composite door to hallway. With laminate flooring, papered walls and textured ceiling. Doors to all rooms, stairs to first floor and radiator panel.

#### HOME OFFICE

2.40m x 5.09m (7'10" x 16'8")

A versatile space that could operate as a further sitting room or bedroom if desired. Currently being used as a home office with laminate flooring, painted walls and textured ceiling. UPVC window and radiator panel.

#### LOUNGE

3.49m x 4.55m (11'5" x 14'11")

Beautifully presented principal reception room with porcelain flooring, painted walls and textured ceiling. Feature electric fireplace with marble hearth and surround. UPVC bay window overlooking the front aspect. Opening to;

#### KITCHEN/DINER

3.19m x 7.28m (10'5" x 23'10")

Superb open plan space with a stunning range of high gloss wall and base units and contrasting work surfaces with tiled splash backs. Five ring gas hob with extractor over, cupboard housing renewed Glow worm boiler. Integrated appliances include. Fridge freezer, microwave, double and single ovens, plus dishwasher. Space and plumbing for washing machine and tumble dryer. Stainless steel sink with chrome mixer tap and UPVC window overlooking the rear garden and UPVC door. Ample space for family size dining table and chairs. Door to W.C. Opening to;

#### CONSERVATORY

4.60m x 2.80m (15'1" x 9'2")

Providing delightful views of the sunny and picturesque rear garden. With tiled floor, floor to ceiling UPVC windows and UPVC door to rear garden. Polycarbonate roof with ceiling fan. Vertical radiator.

#### W. C.

1.45m x 0.86m (4'9" x 2'9")

Low level WC and wash hand basin.

#### LANDING

Via carpeted staircase to landing. Doors to all rooms and loft hatch access and airing cupboard.

#### BEDROOM ONE

3.57m x 3.66m (11'8" x 12'0")

Beautifully presented master bedroom with carpeted floor, painted walls and textured ceiling. Fitted wardrobes, UPVC window to front aspect and radiator panel. Door to;

#### EN-SUITE

1.67m x 3.61m (5'5" x 11'10")

Modern and well appointed en-suite shower room. With porcelain tiled walls and floor with delightful mosaic inset shelving and picture window. Double shower enclosure with glazed sliding door and chrome mixer shower. Wash hand basin vanity unit with chrome mixer tap, low level WC and chrome towel rail radiator. Smooth ceiling with spotlights, useful storage cupboard and obscure UPVC window to front aspect.

#### BEDROOM TWO

2.60m x 3.23m (8'6" x 10'7")

Overlooking the rear aspect of the property, with laminate flooring, painted walls and textured ceiling. Fitted wardrobes, UPVC window and radiator panel. panel

#### BEDROOM THREE

2.37m x 3.33m (7'9" x 10'11")

Overlooking the rear aspect of the property, with laminate flooring, painted walls and textured ceiling. Space for wardrobes, UPVC window and radiator panel.

#### BEDROOM FOUR

2.17m x 2.24m (7'1" x 7'4")

A versatile room that is currently used as dressing room but comfortably houses a single bed. Overlooking the rear aspect of the property, with laminate flooring, painted walls and textured ceiling. UPVC window and radiator

#### SHOWER ROOM

1.66m x 2.05m (5'5" x 6'8")

Stunning shower room with porcelain tiled walls and floor. Shower enclosure with glazed sliding doors and chrome mixer shower. Wash hand basin vanity unit with chrome mixer tap and low level WC. Smooth ceiling with central light, chrome towel radiator and obscure UPVC to side aspect.

#### OUTSIDE

##### FRONT

Block paved driveway with space for multiple cars. Mature hedgerow and laid lawn to side. Gate to rear garden.

##### REAR

A generous and beautifully maintained rear garden. With an array of mature plants, shrubs, flowers and pond. Decking areas allow for various seating areas throughout the garden, along with a pergola area with decorative gravel. Shed to rear and gated access to the front of the property. Newly constructed, block built storage with lighting and power.

#### TENURE

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

#### COUNCIL TAX

Band F



