

Jessamine Cottage Main
Road,
Morganstown, Cardiff
CF15 2L1

£265,000
House - Semi-Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 606.00 sq ft

Current EPC Rating - D63

Potential EPC Rating - B85

A charming two bedroom cottage located on Main Road, in the popular village of Morganstown. Ideally situated for access to Pughs garden centre, Radyr Village, with its many amenities, including the local railway station, local shops, golf club and medical centre. The property is within catchment area for well respected secondary and primary schools, including Radyr Comprehensive. This is an ideal first time buyers property and is offered for sale with no onward chain.

KITCHEN

3.08m x 4.29m (10'1" x 14'0")

With a range base units and solid oak work surfaces over. Composite, one and half bowl sink with mixer tap, space and plumbing for washing machine. Electric trim oven with gas hob and extractor over. Feature fireplace and ample space for table and chairs Hardwood, double glazed window and UPVC door to front. Slate tiled floors and splat face tiled splash backs. Door to;

LOUNGE

3.00m x 3.76m (9'10" x 12'4")

Oak laminate flooring, painted walls, smooth ceiling with exposed wooden beams. Hardwood, double glazed window to rear and radiator panel. Feature wood burning stove with stone hearth.

CONSERVATORY

3.38m x 2.21m (11'1" x 7'3")

Oak laminate flooring, UPVC windows and doors and glazed roof.

LANDING

Via spiral staircase to landing. Loft hatch, radiator panel and Doors to all rooms

BEDROOM ONE

4.34m x 3.15m (14'2" x 10'4")

Overlooking the front aspect with, carpeted floor, painted walls, smooth ceiling with exposed wooden beam. Hardwood, double glazed, sliding sash window and radiator panel with TRV. Wall lights and plate rack

BEDROOM TWO

2.72m x 3.03m (8'11" x 9'11")

Overlooking the rear aspect with, carpeted floor, painted walls, smooth ceiling with exposed wooden beam. Hardwood, double glazed sliding sash window and radiator panel with TRV.

SHOWER ROOM

1.58m x 1.44m (5'2" x 4'8")

Low level WC, pedestal wash hand basin and double shower enclosure with chrome mixer. Single glazed hardwood window and radiator panel.

OUTSIDE

FRONT

Via flagstone path top front door.

REAR

An enclosed rear garden with mature plants and shrubs. Artificial lawn area leading to patio. Wood store and brick built shed. Gates to front and rear. Timber perimeter fencing

TENURE

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

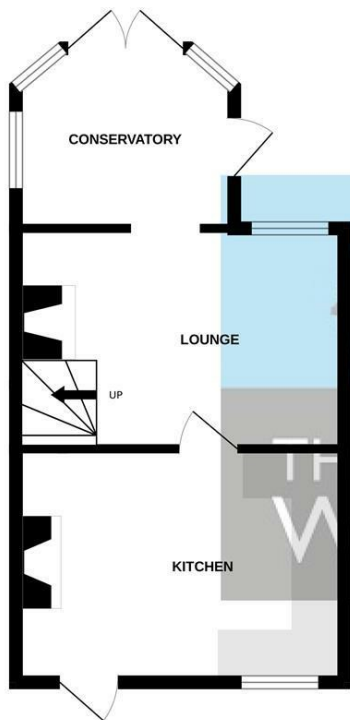
COUNCIL TAX

Band D

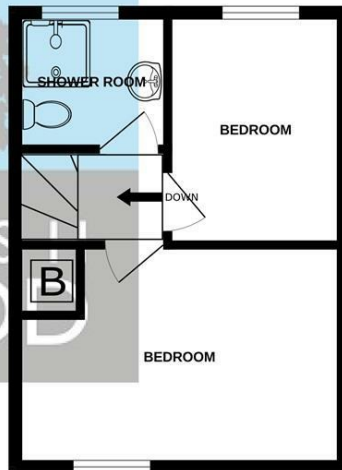




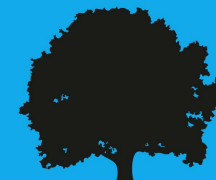
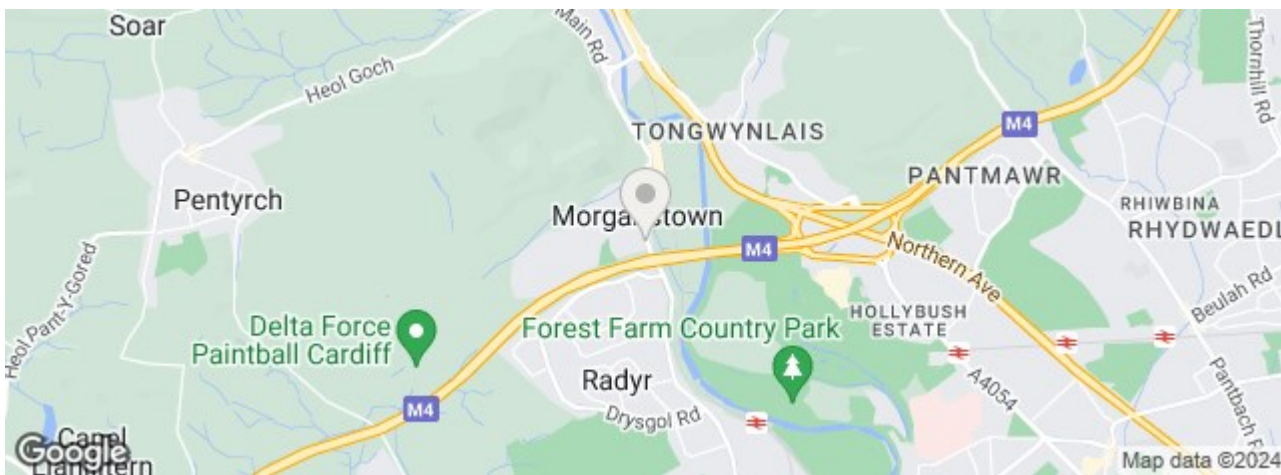
GROUND FLOOR
30.7 sq.m. (331 sq.ft.) approx.



1ST FLOOR
25.5 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA : 56.3 sq.m. (606 sq.ft.) 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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THOMAS H
WOOD

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	