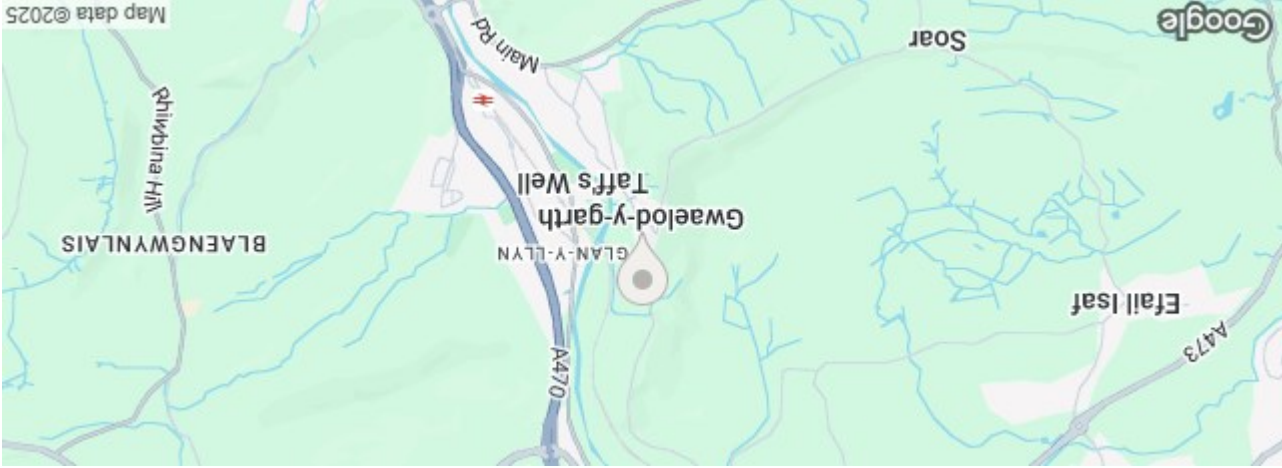
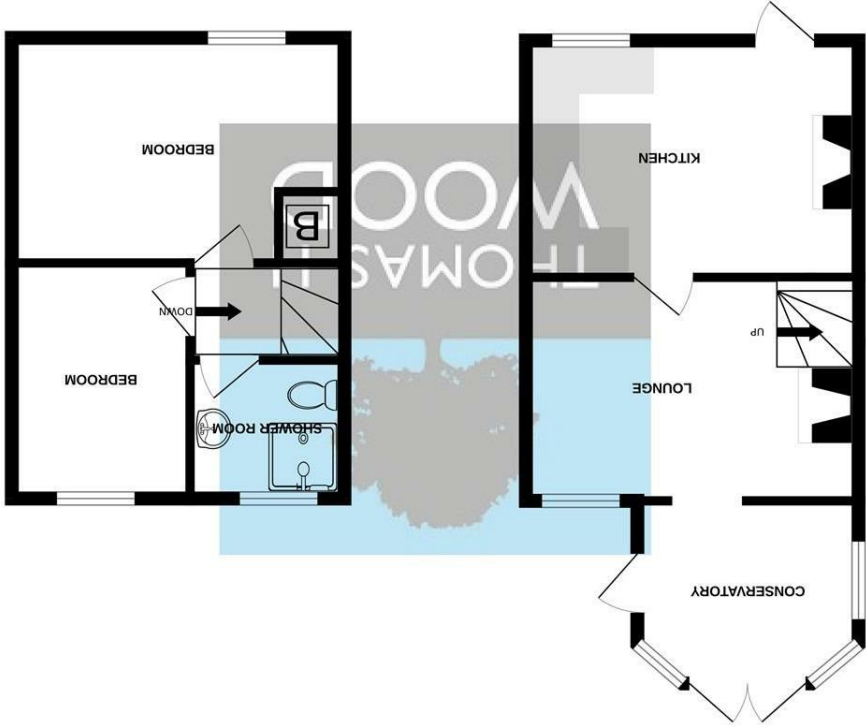




While every attempt has been made to ensure the accuracy of the drawings and floor plans, the drawings and floor plans are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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



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

Energy Efficiency Rating		
Potential	Current	
85	63	
Very energy efficient - lower running costs		
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		
EU Directive 2002/91/EC		
		

www.thomashwood.com

WEBSITE

02920 626252

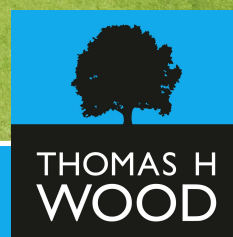
TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





Jasmine Cottage Main Road,
Morganstown, Cardiff
CF15 8LJ

Asking Price £255,000
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

