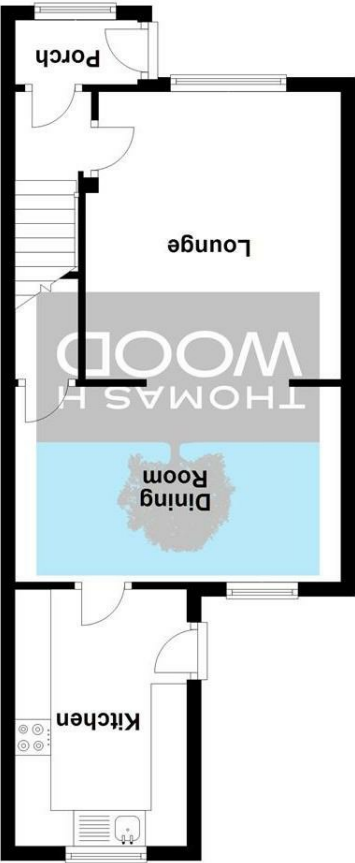
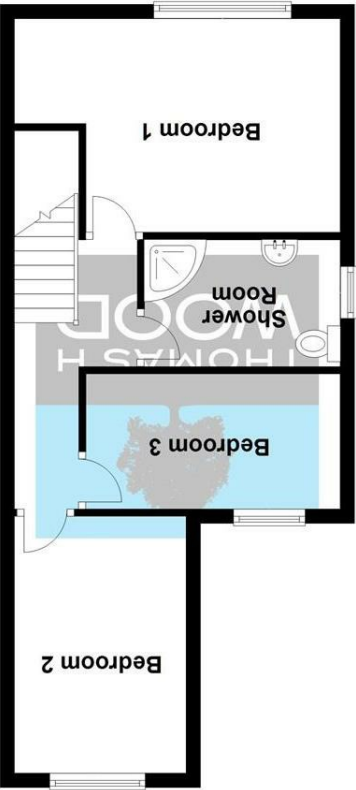


Total area: approx. 871.1 sq. feet



Ground Floor
Approx. 447.3 sq. feet



First Floor
Approx. 423.8 sq. feet

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
(1-20)		
F		
(21-38)		
E		
(39-54)		
D		
(55-68)		
C		
(69-80)		
B		
(81-91)		
A		
(92 plus)		
Very energy efficient - lower running costs		
Potential	Current	
	74	87

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com





5 Heol Syr Lewis,
Morganstown, Cardiff
CF15 8LE

Asking Price £299,950
House - End Terrace
3 Bedrooms

Tenure - Freehold

Floor Area - 871.10 sq ft

Current EPC Rating - C74

Potential EPC Rating - B87



Well-Located, Low-Cost Family Home in Morganstown

This three-bedroom home offers excellent value for families or commuters looking for a low-maintenance and well-connected property in the village of Morganstown. Situated in the north of Cardiff, the property benefits from easy access to the A470 and the M4, as well as trains that serve Cardiff city centre in 15 minutes (from Radyr station), and the Taff Trail which covers 55 miles of countryside from Brecon to Cardiff Bay. It is located in the catchment area of Radyr Comprehensive School which is consistently ranked among the top schools in Wales. Inside, the house is surprisingly spacious. It features three double bedrooms with good natural light, a modern kitchen, and a recently updated Worcester combination boiler, helping to keep running costs low. The layout includes a large lounge, a separate dining room, and a modern shower room upstairs. Outside, there is a tidy rear garden with lawn and patio space, ideal for families or relaxing outdoors. Off-road parking is available at the front of the property. With its combination of affordable running costs, practical layout, and excellent transport links by train, car, and trail, this home is a smart choice for those seeking convenience without compromising on space.

ENTRANCE HALL

Via porch to the hallway. Staircase rising to the first floor, door to;

LOUNGE

3.94m x 3.61m (12'11" x 11'10")

Overlooking the front aspect, with carpeted floor, painted walls, smooth ceiling with coving, UPVC window and radiator. Open to;

DINING ROOM

2.74m x 4.57m (8'11" x 14'11")

From the lounge, with laminate-like flooring, painted walls and smooth ceiling with coving. UPVC window to the rear, understairs cupboard and radiator.

KITCHEN

3.56m x 2.41m (11'8" x 7'10")

With a range of base and wall units with laminated worktops that incorporate a one and a half bowl sink. Space and plumbing for washing machine and fridge freezer. Integrated dishwasher, and a wall mounted Worcester combination boiler (installed in January 2020). The flooring is Amtico tiled with splash back to rear of cooker. Part tiled walls, UPVC window to rear and UPVC door to side.

BEDROOM ONE

2.90m x 3.66m (9'6" x 12'0")

Overlooking the front aspect of the property with views of Castell Coch. A good size master bedroom with carpeted floor, papered walls and textured ceiling with coving. UPVC window and radiator panel. Includes study space.

BEDROOM TWO

3.58m x 2.41m (11'8" x 7'10")

A generous second bedroom overlooking the rear, with carpeted floor, painted walls, smooth ceiling, UPVC window and radiator.

BEDROOM THREE

1.96m x 3.63m (6'5" x 11'10")

With carpeted floor, painted and papered walls, and textured ceiling. UPVC window and radiator.

SHOWER ROOM

2.64m x 1.75m (8'7" x 5'8")

A modern three piece suite with low-level WC, pedestal wash hand basin, corner shower unit with sliding door and mixer shower. UPVC window side, towel radiator, part tiled walls linoleum floor.

OUTSIDE

FRONT

Off road parking for two cars with recently paved drive. Side access to the rear garden.

REAR

A private rear garden with garden shed, patio and laid lawn.

TENURE

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

COUNCIL TAX

Band E

