

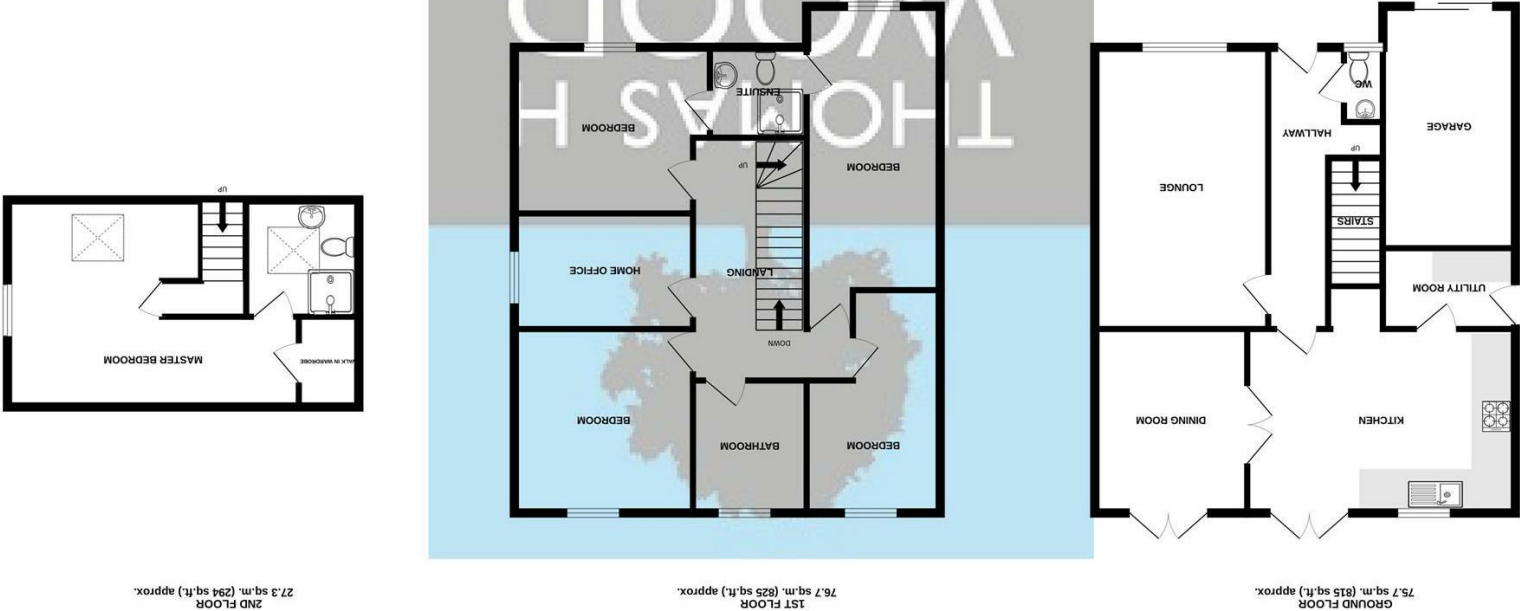


England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
75		81
Energy Efficiency Rating		

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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TOTAL FLOOR AREA : 193.0 sq.m. (207 sq.ft.) approx.



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Guide Price £525,000
House - Detached
6 Bedrooms

Tenure - Freehold

Floor Area - 2077.00 sq ft

Current EPC Rating - C75

Potential EPC Rating - B81



A unique, five double bedroom, plus home office, family residence located on Maes Y Crofft in Morganstown. The property proudly sits at the head of the cul-de-sac and overlooks the surrounding woodland area. This deceptively spacious home offers an exciting opportunity to purchase a home that suit multi-generational living or growing families. The property is within catchment to the highly regarded primary and secondary schools, close to the regular bus to the city centre and the M4. The property briefly comprises, entrance hallway, WC, lounge, open plan kitchen, dining room and utility room. To the first floor there 4 double bedrooms, Jack and Jill bathroom, family bathroom and a home office. The second floor leads to the impressive master bedroom with generous en-suite and walk in wardrobe. A generous landscaped rear garden, driveway with ample parking and a single garage complete this excellent home.

ENTRANCE HALLWAY

5.45m x 1.94m (17'10" x 6'4")
Entered via hardwood door with obscured glazing. To a spacious hallway with LVT flooring, painted walls and smooth ceiling with spotlights. Carpeted stairs to the first floor. Doors to all rooms.

LOUNGE

5.46m x 3.35m (17'10" x 10'11")
A generous reception room overlooking the front aspect with oak flooring, painted walls and smooth ceiling with spotlights. Solid oak door with glass panels.

KITCHEN

5.20m x 3.57m (17'0" x 11'8")
With a range of wall and base oaks units with contrasting work surfaces over. Integrated four ring gas hob, electric low level oven, extractor hood, integrated dishwasher, integrated low level fridge, space for fridge freezer and 1.5 bowl stainless steel sink with mixer tap. Tiled splash backs and tiled floor. Renewed 'Glow Worm' boiler, window and French doors overlooking the enclosed rear garden. Door leading to utility and doors to the dining room.

DINING ROOM

3.57m x 2.96m (11'8" x 9'8")
With carpeted floor, painted walls and smooth ceiling with spotlights. French doors to the patio and rear garden. Radiator.

UTILITY ROOM

2.76m x 1.56m (9'0" x 5'1")
Wall and base units with contrasting work surfaces over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, integrated fridge freezer. Tiled splashbacks, tiled flooring. Radiator. Door providing access to the garden.

WC

1.85m x 0.85m (6'0" x 2'9")
With low level WC, wall mounted wash hand basin with chrome mixer tap, radiator. Obscured window to front.

FIRST FLOOR LANDING

Via carpeted staircase to landing. Doors to bedrooms and family bathroom. A further staircase to second floor.

BEDROOM

6.24m x 2.77m (20'5" x 9'1")
Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling with spotlights. Space for wardrobes. Radiator. Door leading to Jack and Jill en-suite bathroom.

ENSUITE

1.86m x 1.45m (6'1" x 4'9")
A three-piece suite, with low level WC, wash hand basin with chrome mixer tap, Glazed shower enclosure with chrome shower. Radiator. LVT flooring. Obscured glass window to front. Door leading to bedroom four.

BEDROOM

3.57m x 3.32m (11'8" x 10'10")
Overlooking rear garden, with carpeted floor, painted walls and smooth ceiling with spotlights. Space for wardrobes. Radiator.

BEDROOM

3.78m x 2.98m (12'4" x 9'9")
Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling with Radiator. Door leading to Jack and Jill en-suite bathroom.

HOME OFFICE

3.33m x 2.36m (10'11" x 7'8")
A fifth double bedroom currently being used as an office. With. carpeted floor, painted walls and smooth ceiling with spotlights. Window to the side aspect overlooking the woodland.

BEDROOM

4.50m x 2.60m (14'9" x 8'6")
A sixth double bedroom. Radiator. Aspect to rear garden.

FAMILY BATHROOM

2.53m x 2.12m (8'3" x 6'11")
Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, P-shape bath with chrome mixer tap, dual headed chrome shower, glazed shower screen, tiled walls, spotlights, extractor fan. Radiator. Obscured glass window to rear.

SECOND FLOOR

MASTER BEDROOM

4.901m (max 6.38m) x 4.28m (16'0" (max 20'11") x 14'0")
A spacious master bedroom with carpeted floor, painted walls, smooth ceiling with spotlights and loft access. Velux window, additional window to side. Radiator. Doors leading to study and en-suite.

WALK-IN WARDROBE

A generous space that could function as a walk in wardrobe or accessible storage. Radiator.

ENSUITE

2.75m x 2.35m (9'0" x 7'8")
A three-piece suite, with low level WC, wash hand basin vanity unit with chrome mixer tap. Double shower enclosure with electric shower. Tiled walls and floor, Velux window, extractor fan. Radiator.

OUTSIDE

REAR GARDEN
A generous and enclosed rear garden with composite decking and large laid lawn area. Timber perimeter fencing and looking out to mature trees. Outside tap. Wooden gate access to both sides.

GARAGE

Single garage with up and over door.

FRONT GARDEN

Block paved driveway with parking for three cars. A pleasant outlook to woodland.

