



16 Clos Y Gwyddfid

Morganstown, CF15 8EX

Price £525,000

HARRIS & BIRT



This immaculate and unique four bedroom detached home is situated on a cul-de-sac in Morganstown, Cardiff. Could offer a multi-generational living or a separate space for a business to the ground floor.

The property briefly comprises; entrance hall, two double bedrooms, one with en-suite and a walk in wardrobe, wc , utility room and excellent storage space to the ground floor. To the first floor there is a large lounge, with magnificent views over Castell Coch, two further double bedrooms, a family bathroom, large kitchen/diner and conservatory. There is also driveway parking for two cars, a large enclosed rear garden with an outdoor garden bar and a brick built cooking area.

Morganstown is a popular area of Cardiff, local amenities include a public house, garden centre, hairdresser and regular bus service to and from the City Centre. The M4 motorway and A470 links are close-by. The Taff's Trail is also a short walk away with cycle path and numerous country walks.



Accommodation

Ground Floor

Entrance Hall 6'6" x 12'3" (1.98m x 3.73m)

Entered via UPVC front door with opaque vision panels into open entrance hall. Skimmed walls and ceilings. Grey porcelain tile flooring. Radiator. Pendant ceiling light. Doorways through to all ground floor rooms. Oak staircase leads up to first floor landing. Space understairs for storage.

Ground Floor Living Space - Bedroom Two 10'2" x 20'10" (3.10m x 6.35m)

Upvc double glazed window to front elevation. Skimmed walls and ceiling with spotlights. Radiator. Wood effect laminate flooring. Oak panelled doors. Currently being used as a bedroom/office/gym, but could easily be used for business purposes or as a lounge/diner. Door leading to:

WC 4'10" x 7'0" (1.47m x 2.13m)

Tiled flooring, half tiled walls and half skimmed walls and ceilings, fitted cupboards units, extractor fan and radiator.

GF Bedroom One 12'4" x 13'2" (3.76m x 4.01m)

Carpeted flooring, skimmed walls and artexed ceiling with pendant lighting, built in fitted wardrobes and shelving. Large double glazed upvc window to front elevation. Radiator. Oak panelled door leading to:

En-Suite 6'4" x 5'3" (1.93m x 1.60m)

Tiled flooring and walls, skimmed ceiling, low level wc, shower cubicle with rainfall shower head and smaller shower head, wash hand basin with drawers below and towel radiator.

Utility Room - Laundry 6'6" x 6'3" (1.98m x 1.91m)

Porcelain tiled flooring, fully tiled walls and skimmed ceilings, walls and base cupboards, sink with mixer tap and towel radiator.

First Floor

Landing 6'5" x 18'7" (1.96m x 5.66m)

Carpeted flooring, skimmed walls and ceilings, double glazed Upvc window to front elevation.

Kitchen 20'0" x 12'2" (6.10m x 3.71m)

A modern fitted kitchen with Minerva worktop with sink drainer cut in, with a wide range of base, eye level and sliding larder units. Appliances include Miele full size dishwasher, Neff oven and oven microwave, Neff five ring induction hob, extractor fan. Space for American fridge/freezer. Skimmed walls and skimmed ceilings. Double glazed Upvc door and small window to rear elevation. Laminate effect flooring. Conservatory overlooking the garden.

Lounge 12'8" x 20'1" (3.86m x 6.12m)

Entered via Oak panelled and glazed double doors, large lounge with carpeted flooring, skimmed walls and ceilings, coving, large double glazed Upvc window to front elevation, with exceptional views. Smaller second Upvc window to side elevation. Large gas log effect fire.

Bedroom Three 10'10" x 11'8" (3.30m x 3.56m)

A large double bedroom with double glazed Upvc window to rear elevation, laminate flooring, skimmed walls and textured ceilings,

Bedroom Four 11'5" x 10'11" (3.48m x 3.33m)

Double bedroom, laminate flooring, double glazed Upvc window to front elevation, skimmed walls and textured ceiling. Radiator.

Family Bathroom 11'5" x 7'0" (3.48m x 2.13m)

A modern bathroom suite comprising low level wc, wash hand basin with drawers below, bath with mixer tap, separate shower cubicle with rain water shower head and small shower attachment. Fully tiled flooring and walls. Upvc double glazed window to side elevation

Outside

Landscaped rear garden mainly laid to lawn. Brick built cooking area, covered outside bar area, light and power and a drinks fridge which is to remain. Outside tap. Two garden shed with gated access to front and rear.

Services

Property is serviced via mains gas, electricity, water and drainage.

Directions

From our office on Caerphilly Road head North towards Ty Wern Road, turn left on Ty-Wern Road, continue onto Tyn-Y-Parc Road, then turn right onto Ash Grove/A470.

Then take A4054 exit towards Taff's Well/Radyr, at Taffs Well Interchange take the first exit onto Ty Nant Road, go through one roundabout and then turn right onto Ffordd Treforgan at the next roundabout take the 1st exit onto Ffordd Y Berllan, then turn left onto Clos Y Gwyddfid. the property is at the bottom of the hill.



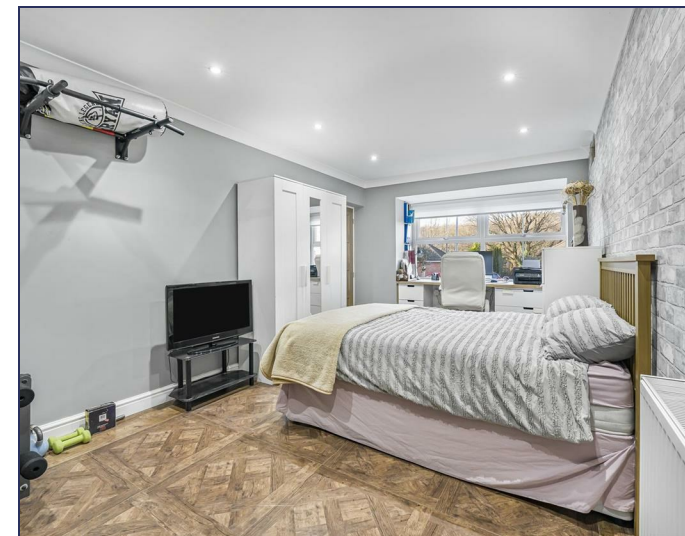




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GROSS INTERNAL AREA
FLOOR 1 835 sq.ft. FLOOR 2 1,071 sq.ft.
TOTAL : 1,907 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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