



Garth Close, Morganstown Cardiff CF15 8LF

welcome to

Garth Close, Morganstown Cardiff

Nestled in the village of Morganstown close to the Garth Mountain and Radyr, is this semi-detached home with ample internal space and an excellent rear garden, that is ready for its next chapter. Viewing highly recommended.



Entrance Hall

Quarry tile, coved ceiling, double glazed stained window to side, door to sitting room and dining room, coat hooks, stairs to first floor.

Lounge

14' 9" Max x 11' 9" Max (4.50m Max x 3.58m Max)
Coved ceiling, double glazed French doors to rear garden, feature fireplace, wall light, radiator through to dining room.

Sitting Room

10' 5" x 10' 8" Max (3.17m x 3.25m Max)
Double bay fronted window, coved ceiling, radiator,

Dining Room

10' 2" x 8' (3.10m x 2.44m)
Door to storage cupboard with meter with double glazed window to side, double-glazed stained-glass window to rear, arch to lounge and folding door to kitchen.

Kitchen

Fitted with wall and base units, one and a half sink and drainer, integral oven and gas hob, space for fridge freezer, extractor fan, double glazed window to side, upvc door to side and front, door to shower room, built-in meter cupboard.

Shower Room

8' 2" x 5' 1" (2.49m x 1.55m)
Shower cubicle, wash hand basin, wc, fully tiled, heated towel rail, ceramic tile flooring.

Landing

Double glazed window to side, access to loft with pull down ladder.

Bedroom One

13' 5" x 10' 9" Max (4.09m x 3.28m Max)
Double glazed window to front, coved ceiling, feature fireplace, fitted wardrobe, built-in wardrobe.

Bedroom Two

9' 7" x 12' Max (2.92m x 3.66m Max)
Double glazed window to rear, coved ceiling, built-in cupboard with housing boiler, feature fireplace.

Bedroom Three

10' 5" Max x 7' 7" Max (3.17m Max x 2.31m Max)
Double glazed window to front, shelving, radiator.

Front Garden

Hardstand with off road parking, paved path to front door, tiered paved garden with a selection of shrubs, climbers and rose bushes and hedging.

Rear Garden

Paved courtyard, power point, outside tap, step to upper garden with paved sitting area, laid to lawn, selection of trees and shrubs, path leading to mini orchard, gate leading to mini orchard a section of apples, pear, murel, damzel trees, laid to lawn, roses bushes, communal path leading to the side



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Garth Close, Morganstown Cardiff

- Substantial three-bedroom semi-detached home
- Two/three reception rooms
- Downstairs and upstairs shower room
- Mature and generous garden, off road parking, NO CHAIN
- Located in the village of Morganstown north of Cardiff.

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£330.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WTC109465 - 0004

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