









# welcome to

# **Clos Y Mynydd, Morganstown Cardiff**

A stunning detached residence located on a private road set in a cul-de-sac within Morganstown with excellent internal accommodation and pleasant gardens. An excellent choice for growing families or multi-generational families, seeking a home in this wonderful location near to Garth Mountain & Radyr.













#### **Entrance Porch**

Storm porch, portico into front door

### **Entrance Hall**

Gallery style stairway to first floor, engineer oak flooring, under stair storage, radiator, double doors to kitchen diner, doors to lounge and home office

### **Home Office**

11' 7" x 8' 2" ( 3.53m x 2.49m )

Coved ceiling, Internet connection, TV point, radiators, double glazed window to the front

### **Kitchen Diner**

27' 3" max x 14' 3" max ( 8.31m max x 4.34m max ) Wall base and units, solid oak breakfast bar, dual sink with drainer, quartz worktop, integrated dish washer, space for range cooker, space for fridge freezer, double glazed window to the side and to the rear, extractor hood, radiator, wood flooring in the dining area, ceramic flooring in the kitchen section, double doors to the garden room, door to utility

### Lounge

24' 5" max x 13' 5" ( 7.44m max x 4.09m )

Coved ceiling, TV point, gas fireplace, two radiators, double glazed bay window to the front, double glazed french doors to garden room

## **Garden Room**

22' 8" max x 22' 1" max ( 6.91m max x 6.73m max ) Vaulted ceiling, double glazed windows to the sides and rear, double glazed french doors to rear garden

## **Utility Room**

8' 5" x 5' 7" ( 2.57m x 1.70m )

Wall and base units, cupboard, work surfaces, sink with drainer, radiator, plumbing for washing machine and space for tumble dryer, upvc door to side

## Cloakroom

7' 1" x 5' (2.16m x 1.52m)

Wash basin with vanity, w/c, part tiled, obscure double-glazed window to front, radiator

## **First Floor Landing**

Double glazed window to the front, storage cupboard, airing cupboard with water tank, radiator, doors to bedrooms and bathroom, stairs to second floor

### **Bedroom One**

16' x 13' 3" ( 4.88m x 4.04m )

Double glazed window to rear, radiator, built in wardrobe, door to ensuite

#### **Ensuite**

10' 3" x 4' 9" ( 3.12m x 1.45m )

Wash basin with vanity, electric shower in cubicle, w/c, extractor fan, light up mirror, obscure double-glazed window to side, part tiled

### **Bedroom Two**

13' 8" x 10' 1" ( 4.17m x 3.07m )

Double glazed window to rear, radiator, built in wardrobe, door to ensuite

#### **Ensuite**

Twin wash basins with vanity, electric shower in cubicle, w/c, radiator, extractor fan, obscure double-glazed window to rear, tiled walls

### **Bedroom Three**

16' x 10' 2" ( 4.88m x 3.10m )

Double glazed window to front, radiator, built in wardrobe

### **Bedroom Four**

10' 4" x 8' 5" ( 3.15m x 2.57m )

Double glazed window to front, built in wardrobe, radiator

## **Bathroom**

Wash basin with vanity, bath with shower over, w/c, extractor fan, radiator, obscure double-glazed window to rear, fully tiled

## **Second Floor Landing**

Electric heater, double glazed window to front, doors to rooms

#### **Hobbies Room**

10' 1" max x 10' 9" max ( 3.07m max x 3.28m max ) Double glazed alcove windows one to front and one to rear, slanted ceilings around sides of room, electric heater, built in wardrobe, eave storage

#### Den

15' 6" x 16' 7" ( 4.72m x 5.05m )

Two double glazed alcove windows to rear, two electric heaters, built in wardrobe, access to bedroom five

## **Bedroom Five**

11' 6" x 9' 3" ( 3.51m x 2.82m )

Circular double-glazed window to front, slanted ceilings, electric heater

### **Shower Room**

Wash basin with vanity, shower cubicle, w/c, extractor fan, obscure double-glazed window to side, fully tiled

## **Sports Room**

16' 5" x 16' 7" ( 5.00m x 5.05m )

Previously a double garage, power and light, loft hatch, two double glazed windows to front

### **Front Garden**

Tiled porch, area laid to lawn, flower border, mature trees and shrubbery, driveway for several vehicles

#### Rear Garden

Enclosed, paved patio area ideal for entertaining, mostly laid to lawn, tap, shed, mature trees and shrubbery, access to the side, garden shed





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# Clos Y Mynydd, Morganstown Cardiff

- NO CHAIN! 2668 square ft, Detached five-bedroom residence
- Located on a private road in Morganstown
- · Driveway for several vehicles to the front
- Well maintained front and rear gardens and sports room
- Spacious lounge, kitchen diner and home office

Tenure: Freehold EPC Rating: D

Council Tax Band: I

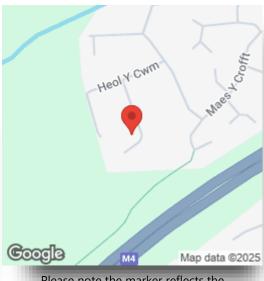
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