



Maes Yr Orchis

| Morganstown | Cardiff | CF15 8FF

Hern and Crabtree

MAES YR ORCHIS

Offers In Excess Of £395,000



Bathroom

6'9" x 5'6"
Obscure double-glazed window to the side. P-shaped bath with shower plumbed over, w/c and wash hand basin. Part tiled walls. Heated towel rail.

We have been advised that the property is freehold.

OUTSIDE

Front

Double side-by-side driveway to front. Lawn and stone chippings.

Rear

Lawn area and patio. Decked sitting area. Timber frame summer house with power and light. Side path with gate leading out to the front. Outside light.

Tenure and Additional Information

No Chain. A spacious and versatile four bedroom detached family home tucked away on this popular cul de sac in Morganstown. Extended to the rear, creating a wonderful open plan kitchen/diner, this property would be perfect for a growing family.

The accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast/family room, utility room, cloakroom, sitting room/play room. To the first floor master bedroom with en suite, three further bedrooms and family bathroom. Further benefiting from a sunny aspect rear garden as well as off street parking to the front.

Maes Yr Orchis is conveniently placed for access to Radyr Village, with its many amenities, including local shops, a post office, an Italian Restaurant and a Micropub. There are also excellent schools both primary and secondary in catchment. Internal viewings are a must!

Entrance

Entered via double-glazed pvc door to the front.

Hallway

Tiled floor. Radiator. Wooden-wrapped stairs to the first floor with a hand rail.

Sitting Room

16'8" x 8'5"
Laminate flooring. Radiator.

Living Room

17'7" max x 11'5"
Double-glazed Bay window to front. Two radiators. Wood flooring. Electric fireplace. Door to kitchen/diner.

Kitchen/Diner

18'9" x 16'8"
Bi-fold doors to the garden. Double-glazed window to the rear. Wall and base units with worktops. Five-ring gas hob, stainless steel splash back and cooker hood over. Integrated Neff double oven and grill. Belfast sink. Integrated full-length

dishwasher. Radiator. Tiled floor. Vertical radiator. Two sky light windows. Door to utility.

Utility

7'4" x 4'9"
Double-glazed door to the rear garden. Wall and base units. Space and plumbing for washing machine. Radiator. Concealed Worcester gas combi boiler. Door to cloakroom.

Cloakroom

W/c and wash hand basin. Radiator. Double-glazed window to the side.

FIRST FLOOR

Stairs rise from the hallway.

Landing

Linen cupboard. Loft access hatch. Radiator. Doors to:

Bedroom One

11'7" x 12'1"
Double-glazed window to the front. Two radiators.

Fitted mirror wardrobes. Door to en-suite.

En-suite

12' max x 4'6" max
Porthole window and additional obscure double-glazed window to the front. Recess shower with shower plumbed, W/c and wash hand basin. Heated towel rail. Linen cupboard,

Bedroom Two

10'7" x 8'6"
Double-glazed window to the rear. Radiator. Laminate floor.

Bedroom Three

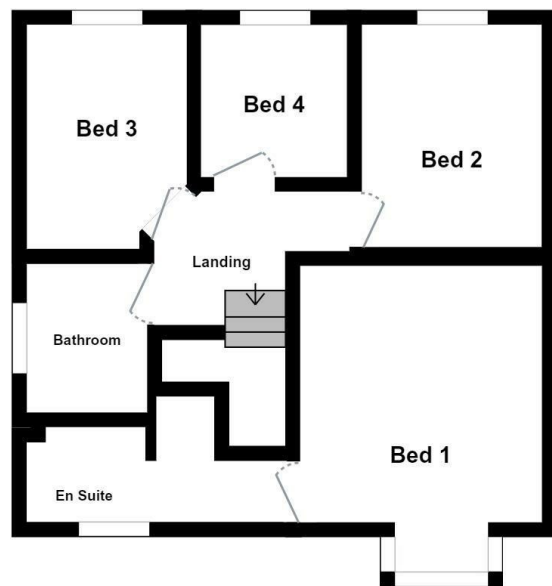
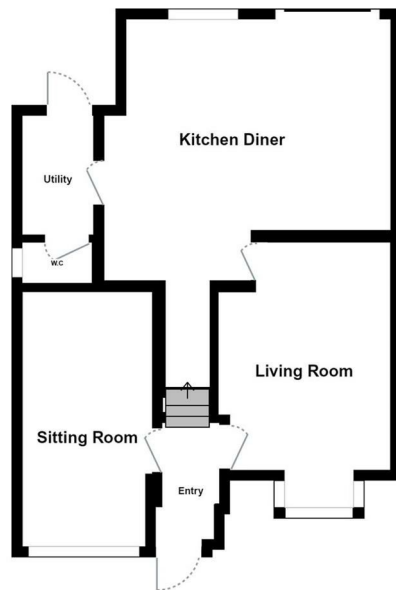
7'9" x 11' max
Double-glazed window to the rear. Radiator. Laminate floor.

Bedroom Four

7'1" x 7'4"
Double-glazed window to the rear. Radiator. Laminate floor.



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.