

13 Maes Y Fioled,

Morganstown, Cardiff, CF15 8EZ

Asking Price Of

£475,000



Estate Agents and
Chartered Surveyors



Detached Property

4

2

3

2

Property Description

** DETACHED FOUR BEDROOM FAMILY HOME **

An exceptional four bedroom detached residence situated in a quiet cul-de-sac in Maes Y Fioled, Morganstown which sits in a prominent position with elevated views over beautiful parkland. The accommodation briefly comprises hallway, lounge, study, kitchen/breakfast room, utility room, cloakroom, sitting/dining room. To the first floor are four bedrooms including one with ensuite plus the family bathroom. Outside there is parking for at least five cars to the front and a delightful rear garden. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1410 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular Morganstown 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 nearby. The Taffs Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE

Entered via block paved driveway with parking for at least five vehicles. Laid to lawn with mature hedge border and pathway to front door. Gated access to rear.

HALLWAY

Entered via uPVC double glazed door into hallway. Parquet wood flooring. Doors to lounge and dining/sitting room. Stairs to first floor.

LOUNGE

13' 0" x 12' 10" (3.98m x 3.92m)
Beautiful parquet wood flooring continuing into the study area. Feature uPVC double glazed bay window to front, and window to side. Feature fire surround with marble hearth (gas point). Two radiators. Doors to kitchen and under stair cupboard. Open plan to:

STUDY

8' 8" x 8' 8" (2.65m x 2.65m)
Currently used as an additional sitting room with uPVC double glazed French doors to rear garden. Superb outlook. Parquet wood flooring. Radiator.

KITCHEN/BREAKFAST ROOM

19' 7" x 8' 7" (5.98m x 2.64m)
Fitted with a wide range of base and eye level units incorporating one and a half bowl

composite sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge/freezer and dishwasher. Tiled flooring and splash backs. uPVC double glazed window to rear with views towards Castell Coch. The breakfast area has space for table, radiator, uPVC double glazed window to rear and doors to dining/sitting room and utility room. Loft access.

UTILITY ROOM

4' 7" x 4' 5" (1.41m x 1.36m)
Space for washing machine and tumble dryer. Tiled flooring and splash backs. Wall mounted gas central heating boiler. Door to WC and external uPVC double glazed door to side.

CLOAKROOM

4' 6" x 3' 3" (1.39m x 1.00m)
Low level WC and vanity enclosed wash hand basin. Radiator. uPVC double glazed obscure window to rear. Tiled flooring and splash backs.

DINING/SITTING ROOM

16' 9" x 7' 8" (5.12m x 2.35m)
uPVC double glazed window to front. Radiator. Laminate wood flooring.

FIRST FLOOR

LANDING

Doors to four bedrooms and the family bathroom. Loft access.

BEDROOM ONE

13' 3" x 11' 3" (4.04m x 3.45m)

A spacious principle bedroom with uPVC double glazed window to front and fitted plantation shutters. Airing cupboard. Radiator. Door to en-suite.

ENSUITE

5' 4" x 4' 10" (1.65m x 1.48m)
A white suite comprising low level WC, vanity enclosed wash hand basin and fitted corner shower cubicle. Tiled flooring and splash backs. Extractor fan. Radiator. uPVC double glazed obscure window to front.

BEDROOM TWO

13' 6" x 8' 5" (4.14m x 2.57m)
uPVC double glazed window to front. Radiator.

BEDROOM THREE

9' 6"(max) x 9' 1" (2.90m x 2.79m)
uPVC double glazed window to rear with fantastic views towards Castell Coch. Fitted wardrobes. Radiator. Laminate wood flooring.

BEDROOM FOUR

8' 4" x 8' 3" (2.56m x 2.54m)
uPVC double glazed window to rear with views. Radiator.

BATHROOM

6' 11" x 5' 9" (2.13m x 1.76m)
A modern suite to include low level WC, vanity enclosed wash hand basin and panelled bath with shower attachment. Tiled flooring and splash backs. Extractor fan. uPVC double glazed obscure window to rear. Radiator.

OUTSIDE

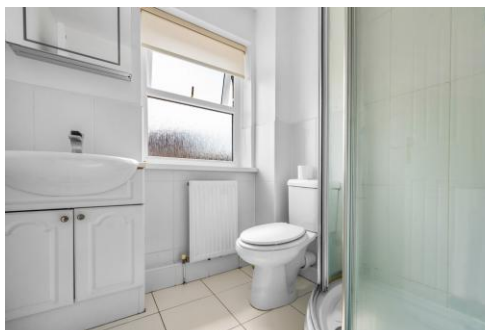
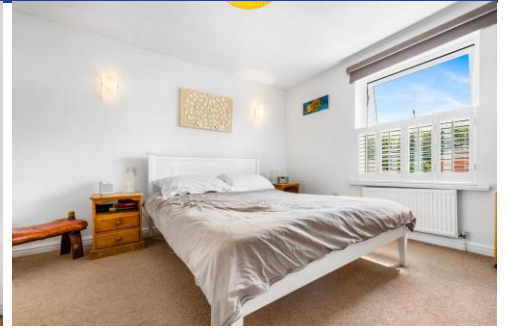
REAR GARDEN

A delightful rear garden mainly laid to lawn with paved patio area. Additional garden to side ideal as a children's play area or relaxation spot. Outside tap.

SINGLE GARAGE

A single up and over garage door. Light and power. Pedestrian door to side.

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GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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