

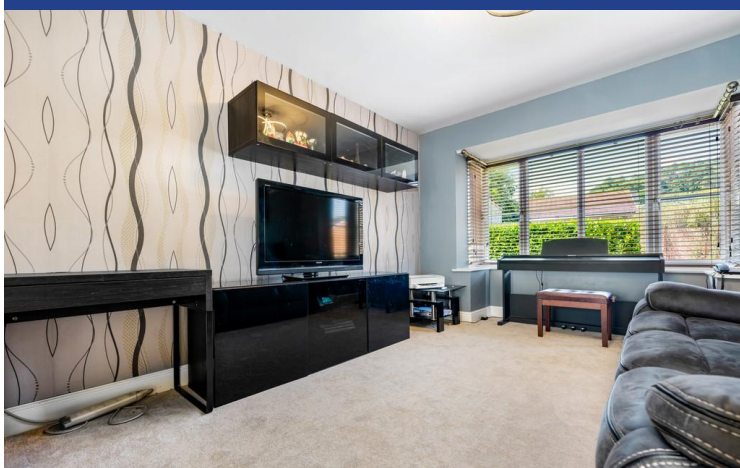
41 Meadowfield Way, Morganstown, Cardiff, CF15 8FL



Estate Agents and
Chartered Surveyors

Asking Price Of

£460,000



Detached House

4

1

3

2

Property Description

**** MODERN AND SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME ** EXTENDED KITCHEN AND FAMILY ROOM ** NO CHAIN **** A well proportioned four bedroom detached family home in the desirable modern Morganstown development. Entrance hallway, bay fronted lounge, dining room leading to the family room with roof lantern and underfloor heating, extended kitchen and breakfast room, utility room and cloakroom. To the first floor are four bedrooms, ensuite shower room and a family bathroom with shower. Gas central heating, double glazing. Southerly facing rear garden, wide driveway to front. Garage. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,513 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The village of Morganstown is adjacent to Radyr village and a few minutes drive from the A470 and M4 motorway. The village has a post office, general store, public house and a garden centre. Radyr village has a golf club, church and good schools at all levels. The property is also in the catchment area for Radyr High School. There is a regular bus service to and from Cardiff City Centre as well as train station in Radyr village.

ENTRANCE HALLWAY

Approached via a panelled entrance doorway, staircase to first floor. Radiator.

LOUNGE

14' 9" x 10' 11" into bay (4.52m x 3.33m)
A good sized principal reception with bay fronted window overlooking the entrance approach. Radiator. Double opening doors to dining room.

DINING ROOM

12' 5" x 9' 0" (3.81m x 2.76m)
A good sized family dining room with door to kitchen and opening to the rear family room. Radiator.

FAMILY ROOM

14' 4" x 13' 8" (4.38m x 4.17m)
An excellent sized rear reception with central roof lantern making for a bright room. Window to rear. Door to side. Double opening french doors to patio. Tiled flooring with under floor heating.

KITCHEN AND BREAKFAST ROOM

16' 11" x 15' 7" (5.16m x 4.76m)
A spacious kitchen breakfast room with modern kitchen well appointed along four sides in 'cappuccino' coloured high gloss fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with oven below and cooker hood above. Integrated dishwasher. Space for American style fridge freezer. Two windows to rear with two additional velux windows to rear kitchen. Worktop breakfast bar area. Door to garden. Door to utility room. Tiled flooring with under floor heating.

UTILITY ROOM

5' 9" x 5' 0" (1.76m x 1.53m)
With worktop and unit to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Concealed ideal gas central heating boiler. Window to side. Tiled splashback. Door to cloakroom. Tiled flooring. Radiator.

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CLOAKROOM

Comprising low level wc and wash hand basin.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, window to side, access to roof space, airing cupboard housing the hot water cylinder and radiator.

BEDROOM ONE

12' 8" x 10' 11" (3.88m x 3.35m)

Overlooking the front garden, a good sized principal bedroom. Fitted wardrobes with central bed recess. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, double width shower cubicle. Obscured glass window to front. Extractor fan. Radiator.

BEDROOM TWO

12' 7" x 8' 9" (3.86m x 2.69m)

Aspect to rear. A second double bedroom. Radiator.

BEDROOM THREE

9' 1" x 8' 0" (2.77m x 2.46m)

Overlooking the rear, a third good sized bedroom. Radiator.

BEDROOM FOUR

9' 1" x 7' 7" (2.78m x 2.32m)

Aspect to rear. Radiator.

FAMILY BATHROOM

6' 8" x 6' 5" (2.04m x 1.97m)

White suite comprising low level wc, wash hand basin, wash smelled bath with shower above, swivel shower screen. Obscured glass window to front. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

A delightful southerly facing rear garden comprising paved patio leading onto an area of lawn. Raised rear borders. Enclosed by timber lap fencing. Wide side access leading to timber gate to front.

FRONT GARDEN

Areas of lawn. Paved pathways. Wide driveway.

GARAGE

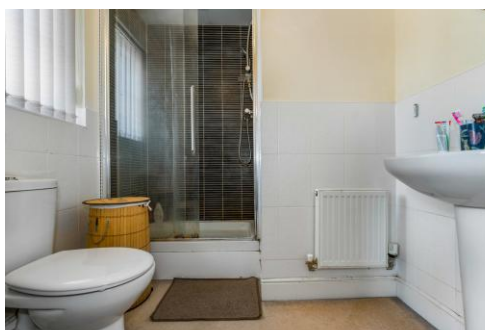
16' 0" x 8' 11" (4.90m x 2.72m)

Integral garage with up and over access door. Power and lighting.

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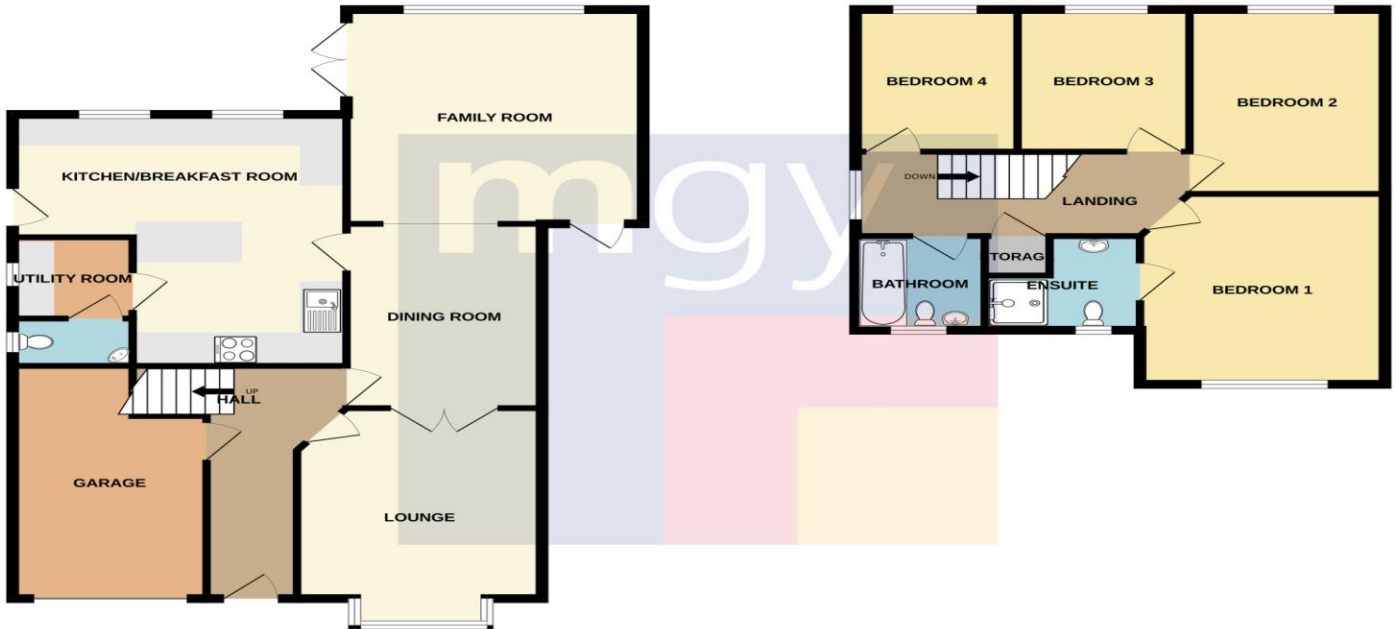
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GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.5 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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