

66 Maes Y Crofft,

Morganstown, Cardiff, CF15 8FE



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£540,000**



Detached Property

6

3

4

3

# Property Description

**\*\*DETACHED PROPERTY\*\*SIX BEDROOMS\*\*QUIET CUL-DE-SAC\*\*** A well presented, six bedroom detached property tucked away in a quiet cul-de-sac looking onto woodlands. Entered via a solid teak wood door, entrance hallway, WC, spacious lounge, kitchen, dining room and utility room. To the first floor principal bedroom with Jack and Jill bathroom leading to another double bedroom, a further three double bedrooms and family bathroom. To the second floor is another spacious double bedroom, large En-suite and study/dressing room. Good sized landscaped rear garden, driveway to side, single garage. EPC Rating: TBC

Tenure Freehold

Council Tax Band H

Floor Area Approx

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr is well served by local amenities including shops, a golf course, and other recreational facilities. There are two primary schools and the property is within the catchment for Radyr Comprehensive School. There are regular bus and train services to and from Radyr. There is easy access to the A470 and M4 Motorway.

## ENTRANCE HALLWAY

17' 10" x 6' 4" (5.45m x 1.94m)

Entered via a wooden door with obscured glass panes, a spacious hallway with LVT flooring, painted wooden staircase leading to the first floor. Oak doors leading to kitchen, living room and WC.

## CLOAKROOM

6' 0" x 2' 9" (1.85m x 0.85m)

White suite; Low level WC, wall hung wash hand basin with chrome mixer tap, radiator. Fuse box. Obscured glass window to front.

## LIVING ROOM

17' 10" x 10' 11" (5.46m x 3.35m)

Window to front, a spacious lounge, oak flooring, radiator. Spotlights. Solid oak door with glass panels.

## KITCHEN

17' 0" x 11' 8" (5.20 (max)m x 3.57m)

Appointed along two walls, solid oak eye and low level cupboard beneath stone effect laminate worktops, integrated four ring gas hob, electric low level oven, extractor hood, integrated dishwasher, integrated low level fridge, 1.5 bowl stainless steel sink with mixer tap and side drainer, wall mounted 'Glow Worm' combi boiler, space for American style fridge, tiled splashbacks, tiled flooring. Window and French doors overlooking the well maintained rear garden. Oak door leading to utility area. Double oak doors leading to dining room.

## UTILITY ROOM

9' 0" x 5' 1" (2.76m x 1.56m)

Eye level and low level cupboard space, stainless steel sink with mixer tap and drainer, plumbing for washing machine, integrated 59/50 fridge freezer. Tiled splashbacks, tiled flooring. Radiator. Door leading to side access. Radiator.

## DINING ROOM

11' 8" x 9' 8" (3.57m x 2.96m)

Solid oak doors leading in from the kitchen, a good sized dining room. French doors leading onto rear garden patio area.

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#### FIRST FLOOR

##### LANDING

A spacious landing with doors leading five bedrooms and family bathroom.

##### BEDROOM ONE

20' 4" x 9' 1" (6.2.4m x 2.77m)

Window to front, a large principal bedroom. Space for wardrobes. Radiator. Door leading to Jack and Jill en-suite.

##### ENSUITE

6' 1" x 4' 9" (1.86m x 1.45m)

White suite; low level WC, wash hand basin with chrome mixer tap, Glass shower cubicle with chrome shower. Radiator. Obscured glass window to front. Door leading to bedroom four.

##### BEDROOM THREE

11' 8" x 10' 10" (3.57m x 3.32m)

Overlooking the landscaped rear garden, a third double bedroom. Space for wardrobes. Radiator

##### BEDROOM FOUR

12' 4" x 9' 9" (3.78m x 2.98m)

Window to a fourth double bedroom. Radiator. Door leading to Jack and Jill bathroom.

##### BEDROOM FIVE

10' 11" x 7' 8" (3.33m x 2.36m)

A fifth double bedroom currently being used as an office. Window to side looking out at the woods.

##### BEDROOM SIX

14' 9" x 8' 6" (4.50 (max)m x 2.60m)

4.50 (max) x 2.60

A sixth double bedroom. Radiator. Aspect to rear garden.

##### FAMILY BATHROOM

8' 3" x 6' 11" (2.53m x 2.12m)

2.53 x 2.12

Modern white suite, low level WC, wash hand basin with chrome mixer tap and vanity, Curved bath with chrome mixer tap, dual headed chrome shower, Curbed glass shower screen, tiled walls, spotlights, extractor fan. Radiator. Obscured glass window to rear.

#### SECOND FLOOR

##### BEDROOM TWO

16' 0" x 14' 0" (4.901 (max 6.383m x 4.287m)

A spacious, double bedroom, velux window, additional window to side. Radiator. Doors leading to study and en-suite.

##### STUDY

7' 9" x 5' 11" (2.381m x 1.827m)

Versatile space, ideal for a study or walk in wardrobe. Radiator.

##### ENSUITE

9' 0" x 7' 8" (2.75m x 2.35m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, large corner, glass shower cubicle with electric shower. Tiled walls and floor, Velux window, extractor fan. Radiator

#### OUTSIDE

##### REAR GARDEN

Bordered with a wooden fence, a good sized rear garden, with composite decking area. Large area laid to lawn. Enclosed and looking out to mature trees. Outside tap. Wooden gate access to both sides.

##### GARAGE

Single garage with up and over door.

##### FRONT GARDEN

Looking out to the woods, metal railing with space for potted plants leading to the front door with open porch. Block paved driveway with parking for three cars.

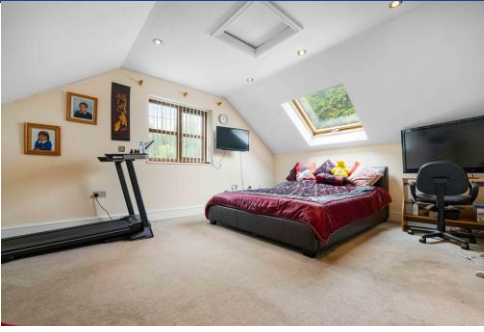


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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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