

32 Ravensbrook,

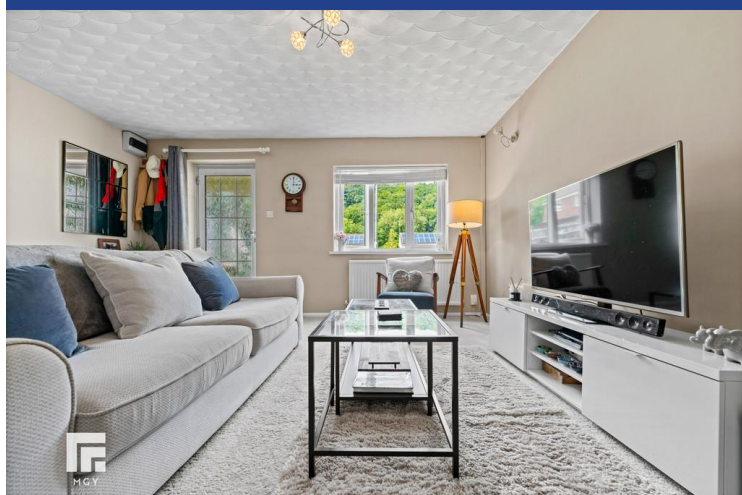
Morganstown, Cardiff, CF15 8LT



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



End Of Terrace Property

3

1

1

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Property Description

**** THREE BEDROOM FAMILY HOME WITH GARAGE ** SOUTH FACING REAR GARDEN ****

A beautifully presented and spacious three bedroom end terrace family home in the sought after area of Morganstown, being a short distance from amenities and transport links. Entrance porch, spacious lounge, kitchen and diner with french doors to the rear garden. To the first floor are three bedrooms and a modern family bathroom. Gas central heating, double glazed windows. Delightful south facing rear garden comprising decked relaxation and lawn. Drive to front. Garage. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 800 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr and Morganstown are 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 PORCH

Approached via a uPVC entrance door.

LOUNGE

14' 10" x 14' 2" (4.54m x 4.34m)

An excellent sized primary reception with window to front. Staircase to first floor with under stairs storage cupboard. Two radiators. Door to kitchen and diner.

KITCHEN AND DINER

14' 10" x 10' 7" (4.53m x 3.24m)

Well appointed along three sides in cream high gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless

steel sink with side drainer. Inset four ring gas hob with oven below. Matching range of eye level wall cupboards. Plumbing for slim line dishwasher. Plumbing for washing machine. Space for fridge freezer. Concealed 'Worcester' combi gas central heating boiler (fitted approx 2020). Acrylic splash back. Ample space for large family dining table. French doors to rear garden. Window to rear. Laminate flooring. Radiator.

FIRST FLOOR LANDING

Approached via a single flight staircase leading to the central landing area. Large storage cupboard. Access to the boarded roof space with light via a retractable ladder.

BEDROOM ONE

12' 7" x 8' 6" (3.84m x 2.61m)

With window to front enjoying mountain views and overlooking the quiet close. A good sized double bedroom. Built in wardrobe with hanging rail and shelving.

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BEDROOM TWO

9' 9" x 8' 6" (2.98m x 2.60m)

Overlooking the delightful rear garden, a second double bedroom. Built in wardrobe with hanging rail. Radiator.

BEDROOM THREE

9' 11" x 6' 0" (3.04m x 1.85m)

Aspect to front, a good sized third bedroom. Built out storage cupboard with shelving.

FAMILY BATHROOM

6' 3" x 6' 0" (1.92m x 1.85m)

Modern family bathroom comprising low level wc, vanity wash basin with storage below, panelled bath with central taps and chrome shower above. Tiled flooring. Full wall tiling. Obscured window to rear. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

An attractive south facing rear garden comprising large decked relaxation area leading onto a well manicured area of lawn with neat beds of plants, shrubs and slate chippings. Paved pathway to side leading to gate giving access to front.

FRONT GARDEN

Keyblock driveway and area of decorative stones to front. Paved pathway to side leading to gate.

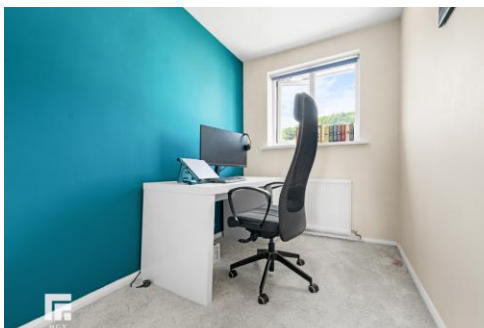
GARAGE

Single garage with up and over access door. Please note the garage is furthest to the left in the row of garages.

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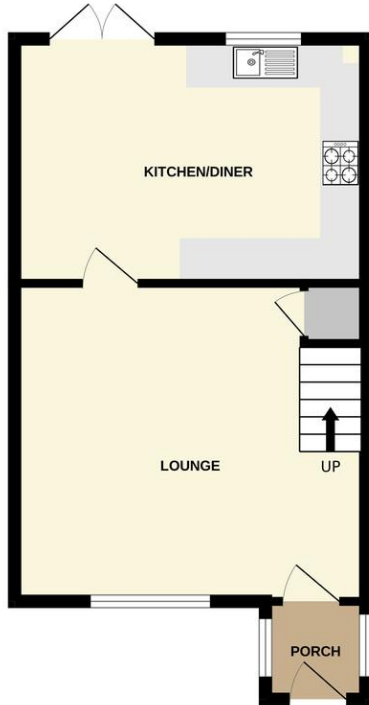


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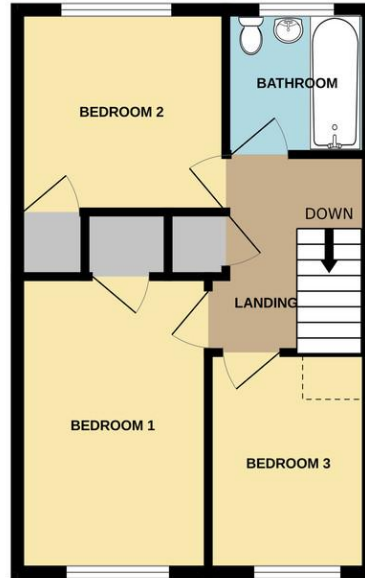


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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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