

9 Garth Close,

Morganstown, Cardiff, CF15 8LF



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Semi_Detached Property

4

2

3

2

Property Description

**** EXCEPTIONALLY SPACIOUS FOUR BED SEMI DETACHED FAMILY HOME ** LARGE REAR GARDEN OF APPROX. JUST UNDER QUARTER OF AN ACRE ****

An exceptionally spacious, extended and much improved, four double bedroom semi detached family home in the sought after area of Morganstown. Entrance hallway, large open plan kitchen/diner & family room, spacious lounge, utility room and cloakroom. To the first floor are four genuine double bedrooms and a family bathroom. The primary bedroom benefits from walk in wardrobe, ensuite shower room and french doors opening to the Juliet balcony, overlooking the magnificent rear garden. Gas central heating, double glazing. Large rear garden comprising paved patio and sizeable lawn. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,940 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 HALLWAY

Approached via a composite entrance door leading into the entrance hallway, laminate flooring. Radiator. Built out storage cupboard.

LOUNGE

20' 2" x 11' 6" (6.17m x 3.53m)

A large primary reception with windows to front and side. Feature fireplace. Radiator.

FAMILY ROOM

20' 1" x 9' 9" (6.13m x 2.98m)

A spacious family room open plan with the kitchen & dining room. Laminate flooring. Under stairs storage cupboard.

KITCHEN AND DINER

26' 2" x 15' 0" (7.98m x 4.59m)

An excellent sized open plan kitchen and diner also open plan with family room. The kitchen is well appointed along two sides in cream finish panelled fronts beneath laminate worktop surface. Inset 1.5 bowl stainless steel sink with side drainer. Space for range style cooker with concealed cooker hood above. Space for American style fridge freezer. Large U-shaped breakfast bar island with inset sink. Window to rear. The spacious dining area offers an abundance of space for a large family dining table with two sets of tri-folding doors opening to the exceptional rear garden. Laminate flooring throughout. Staircase to first floor. Door to utility room.

UTILITY ROOM

7' 10" x 6' 0" (2.41m x 1.83m)

Units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for fridge freezer. Laminate flooring. Radiator. Door to cloakroom. Window to side pitch.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Laminate flooring. Obscured glass window to rear. Radiator.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase with window to side pitch, leading to the large central landing area. Doors to all rooms. Radiator.

BEDROOM ONE

17' 5" x 14' 10" (overall) (5.33m x 4.53m)

An excellent sized primary bedroom suite with french doors opening to the Juliet balcony overlooking the large lawned rear garden. Door to walk-in wardrobe and door to ensuite. Additional window to rear. Radiator.

ENSUITE SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle with chrome twin head shower. Tiled splash back. Tiled flooring. Obscured glass window.

BEDROOM TWO

17' 1" x 10' 3" (5.21m x 3.13m)

With deep silled bay style window to front. A good sized double bedroom. Radiator.

BEDROOM THREE

17' 1" x 9' 7" (5.23m x 2.93m)

Aspect to front, a third double bedroom. Radiator.

BEDROOM FOUR

14' 11" x 8' 7" (4.57m x 2.64m)

Aspect to rear, a fourth double bedroom. Radiator.

FAMILY BATHROOM

9' 1" x 5' 7" (2.78m x 1.72m)

A spacious family bathroom. Modern white suite comprising low level wc, vanity wash basin with storage below, P-shaped bath with twin head shower mixer tap, swivel shower screen. Full wall tiling. Tiled flooring. Extractor fan. Obscured glass window. Radiator.

OUTSIDE

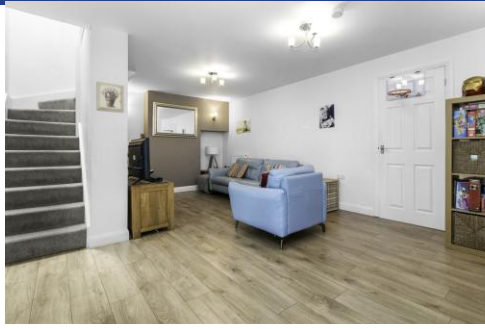
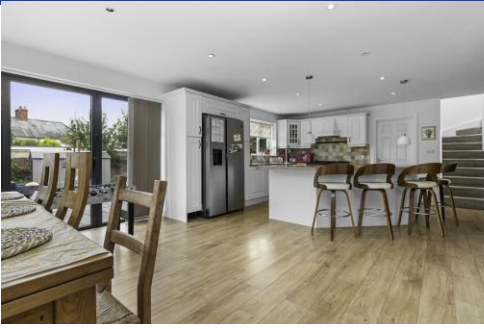
REAR GARDEN

Exceptional rear garden of approx. just under quarter acre, comprising a large paved patio area leading onto an extensive area of lawn with a variety of inset fruit trees. Gate to side. Substantial land at the bottom of the garden that could potentially be used for development in the future (Subject to planning).

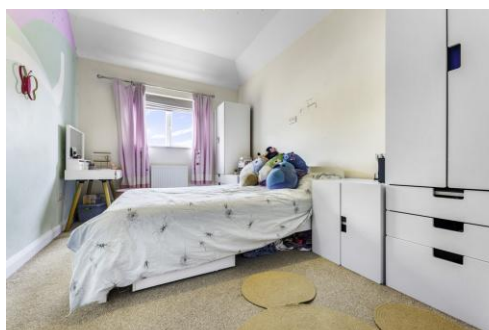
FRONT GARDEN

Pressed concrete front and paved pathway leading to front door and side access. Low level brick wall.

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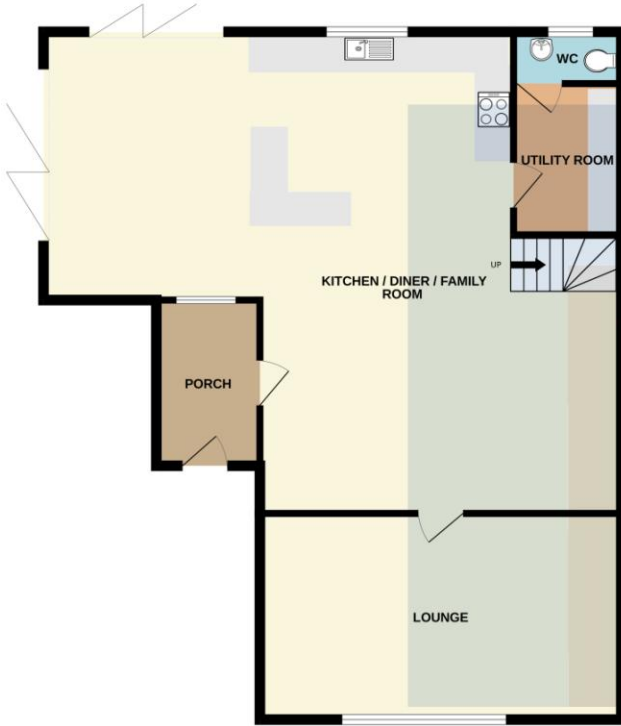


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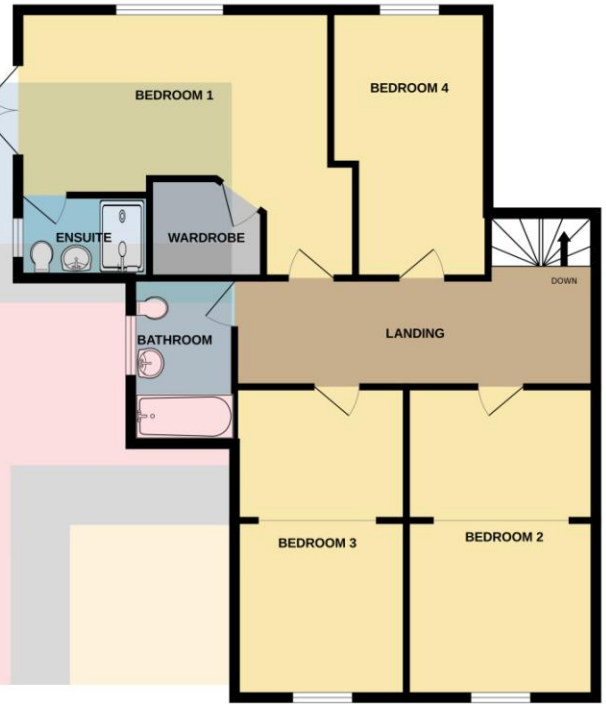


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GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.

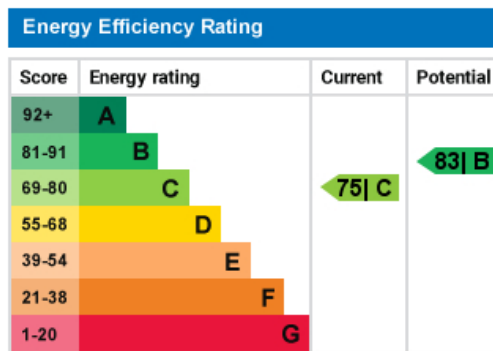


1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 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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