

# 1 Gelynis Terrace,

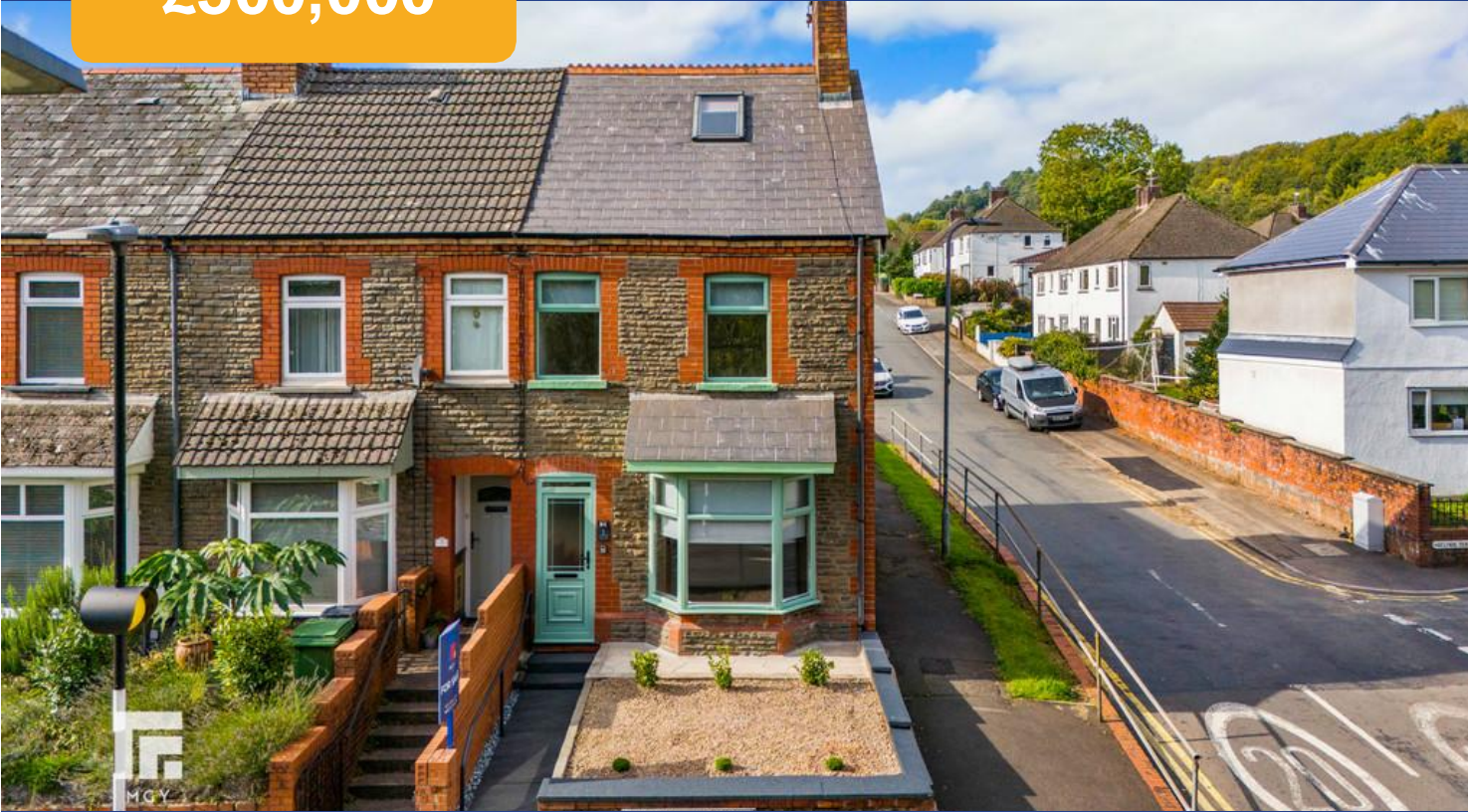
Morganstown, Cardiff, CF15 8LG



Estate Agents and Chartered Surveyors

Offers In Excess Of

**£300,000**



End Of Terrace Property

3

1

1

1

# Property Description

**\*\* REFURBISHED - 3 BED END TERRACE \*\* NO CHAIN \*\*** A newly refurbished, traditional, three bedroom end terrace family home in the heart of Morganstown, close to transport links and amenities. Entrance hallway, large lounge, modern fitted kitchen and diner with french doors to the rear garden, utility room. To the first floor are two good sized bedrooms and a family bathroom. To the second floor is a further bedroom. Gas central heating, double glazing. A good sized low maintenance rear garden with rear gates to parking space. NO CHAIN. EPC Rating. D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,017 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

Newly paved pathway leading to the front door. Area of decorative stones to front with inset shrubs enclosed by a stone wall.

## HALLWAY

Approached via a uPVC entrance door. Door to lounge, stairs to first floor. Radiator. Newly fitted carpet.

## LOUNGE

24' 0" (into bay) x 10' 10" (7.33m x 3.31m) Feature uPVC double glazed bay window to front. Gas fireplace with granite hearth and wooden surround (please note gas fire has been disconnected). Two radiators. uPVC double glazed window to rear. Newly fitted carpet.

## KITCHEN/DINING ROOM

18' 4" x 7' 6" (5.61m x 2.29m) Newly fitted kitchen. Well appointed along two sides in grey high gloss fronts with chrome bar handles beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Tiled splash back. Plumbing for washing machine. Double opening french doors to the rear garden with two windows to side. Ample space for family dining table. Tiled flooring. Radiator.

## UTILITY ROOM

5' 4" x 4' 11" (1.64m x 1.50m) uPVC double glazed window and external door to rear.

## FIRST FLOOR

### LANDING

Doors to two bedrooms and bathroom. Stairs to second floor with under stair storage space. Newly carpeted.

### BEDROOM ONE

14' 4" x 10' 4" (4.37m x 3.15m) Two uPVC double glazed windows to front with views. Radiator. Newly carpeted.

### BEDROOM TWO

10' 11" x 8' 7" (3.35m x 2.64m) uPVC double glazed window to rear. Radiator.

### BATHROOM

8' 11" x 7' 10" (2.72m x 2.41m) Fitted with low level WC, pedestal wash hand basin and panelled P-bath with electric shower and glass screen. Tiled flooring and splash backs. Airing cupboard housing the combi gas central heating boiler. Chrome heated towel rail. uPVC double glazed window to rear. Spotlights.

### SECOND FLOOR LANDING

Approached via a quarter turning staircase leading to the second floor. Door to bedroom three.

### BEDROOM THREE

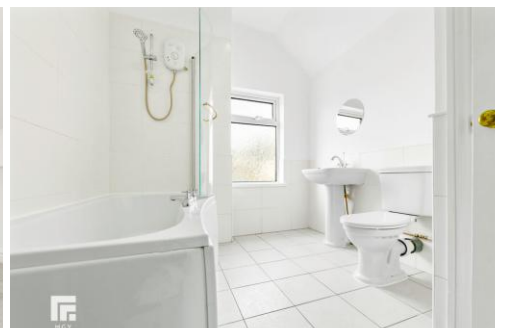
12' 11" x 11' 2" (3.96m x 3.42m) Two Velux windows to front and rear. Storage into eaves. Radiator.

### OUTSIDE

#### REAR GARDEN

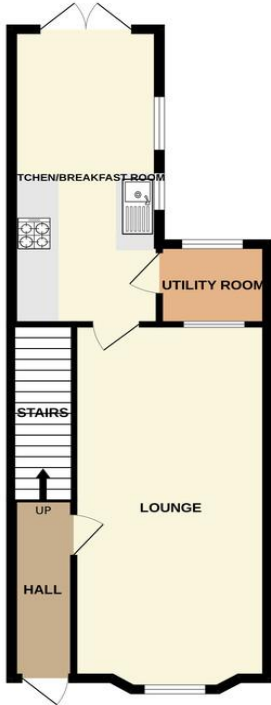
Area of decorative stones leading onto a keyblock patio area and further area of artificial lawn with timber shed. Enclosed by timber fencing. Double opening timber gates leading to rear hardstand driveway.

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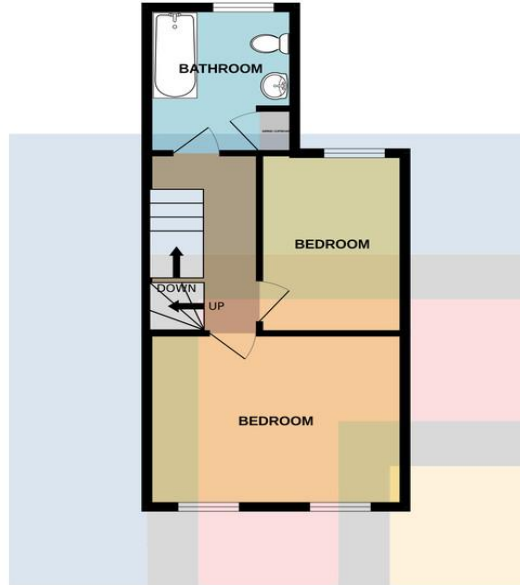


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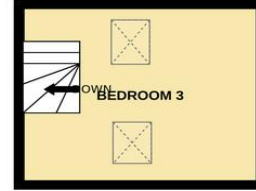
GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.4 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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