



20 MAES Y CROFFT
MORGANSTOWN
CARDIFF CF15 8FE

OFFERS IN EXCESS OF
£565,000



DETACHED PROPERTY



4



2



3



2

****DETACHED PROPERTY**FOUR BEDROOMS WITH GARDEN ROOM/OFFICE SPACE**** A well presented, four bedroom detached property. Entered via porch, entrance hallway, WC, lounge, kitchen/breakfast room, dining room and utility room. To the first floor principal bedroom with ensuite bathroom, a further three bedrooms and shower room. Landscaped rear garden, garden room/office, driveway to side, double garage. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1208 SQ FT

VIEWING: 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.

PORCH

8' 2" x 3' 5" (2.51m x 1.06m)

Entered via composite front door into porch. Luxury vinyl tile (LVT) flooring. Door into hallway.

HALLWAY

10' 7" (max) x 9' 11" (3.25m x 3.04m)

Oak staircase to first floor with under stair cupboard. LVT flooring. Doors to lounge, kitchen, dining room and WC. Radiator.

LOUNGE

21' 9" (max) x 10' 11" (6.65m x 3.35m)

uPVC double glazed window to front and French patio doors to rear. LVT flooring. Two modern radiators.

KITCHEN/BREAKFAST ROOM

14' 8" x 8' 5" (4.49m x 2.59m)

Fitted with base and eye level units incorporating one and a half bowl stainless steel sink with complementary work

surfaces. Fitted range cooker with extractor hood over. Space for American fridge/freezer. Tiled splash backs. LVT flooring. uPVC double glazed window to rear. Radiator. Opening to utility room.

UTILITY ROOM

6' 0" x 4' 8" (1.83m x 1.44m)

Fitted base unit with stainless steel sink and complementary work surfaces. Space for washing machine and tumble dryer. Wall mounted gas central heating boiler. Radiator. LVT flooring. uPVC double glazed window to front and double glazed door to side.

DINING ROOM

9' 9" x 9' 4" (2.99m x 2.86m)

uPVC double glazed window to rear. Radiator. LVT flooring.

CLOAKROOM

6' 1" (max) x 4' 7" (1.87m x 1.40m)

Low level WC and wall mounted wash hand basin. Radiator. LVT flooring. uPVC double glazed window to front.

FIRST FLOOR

LANDING

Doors to four bedrooms and shower room. Loft access. LVT flooring. Airing cupboard.

BEDROOM ONE

12' 9" x 11' 2" (3.90m x 3.42m)

uPVC double glazed window to front. Radiator. LVT flooring. Door to en-suite.

ENSUITE

7' 3" x 5' 8" (max) (2.23m x 1.73m)

Low level WC, modern wash hand basin and freestanding bath. Tiled and panelled walls. LVT flooring. Ladder radiator. Extractor fan.



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BEDROOM TWO

11' 1" (max)x9' 10" (3.39m x 3.01m)

uPVC double glazed window to front. LVT flooring.

BEDROOM THREE

10' 6" x 9' 7" (3.22m x 2.94m)

uPVC double glazed window to rear with views. LVT flooring. Radiator.

BEDROOM FOUR

12' 1" x 8' 5" (3.69m x 2.59m)

uPVC double glazed window to rear with views. LVT flooring. Radiator.

SHOWER ROOM

6' 11" x 5' 5" (2.12m x 1.67m)

A stylish shower room with walk-in shower, wash hand basin and floating low level WC. Fully tiled walls and flooring. uPVC double glazed window to rear. Ladder radiator. Extractor fan.

OUTSIDE

REAR GARDEN

A landscaped rear garden with large paved patio and artificial lawn. Gated access to both sides. Boundary fence and lighting. Outside tap. Garden shed. Access to garden room.

GARDEN ROOM/OFFICE

10' 7" x 7' 6" (3.24m x 2.31m)

Fully insulated walls and flooring with light and power. LVT flooring. Electric radiator. uPVC double glazed window and door to front. Door to: Sitting Room/Bar

SITTING ROOM/BAR

17' 7" (max)x14' 1"(max) (5.38m x 4.31m)

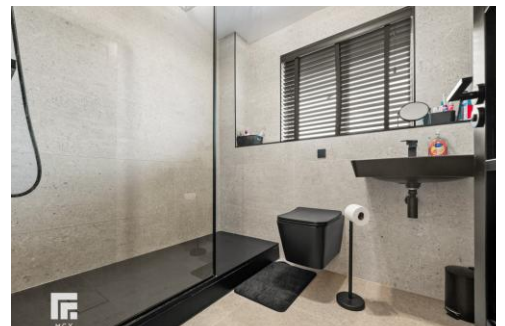
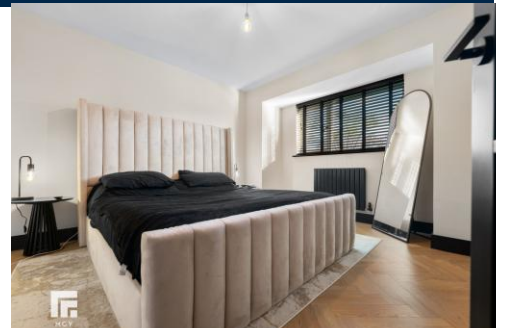
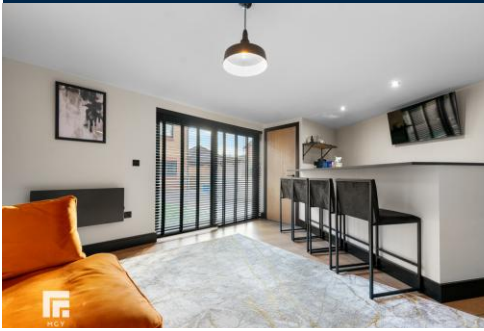
A spacious entertaining space with fitted bar providing space for two fridges, base unit with work tops over and stainless steel sink. Sliding patio doors to garden. Electric radiator. LVT flooring. Light and power. Door to WC.

DOUBLE GARAGE

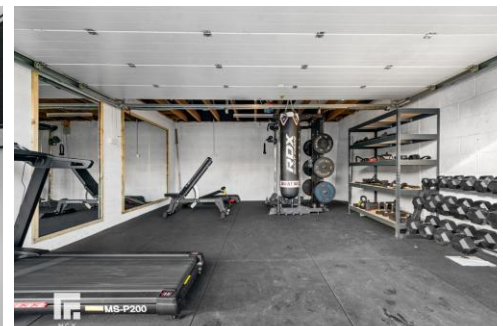
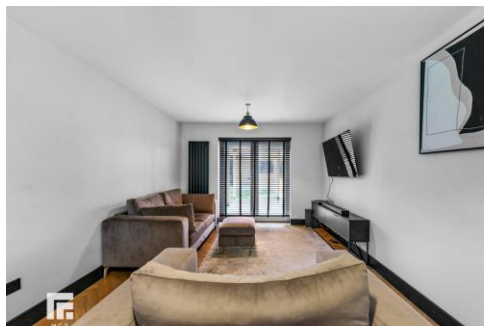
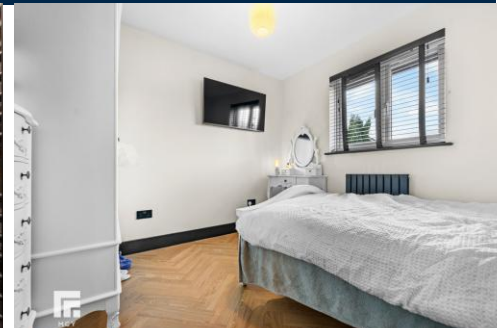
Up and over electric double door. Light and power. Fully kitted gym (equipment available by separate negotiation). Storage into roof space.



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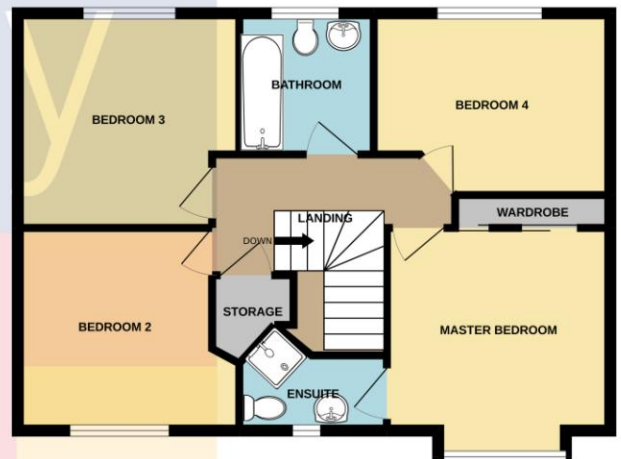


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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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