

**1 CHAPEL ROAD  
MORGANSTOWN  
CARDIFF CF15 8LL**

ASKING PRICE OF  
**£399,950**



**DETACHED COTTAGE**



**3**



**1**



**2**



**2**

**\*\* DETACHED THREE/FOUR BEDROOM COTTAGE \*\* RETAINING MUCH CHARM AND CHARACTER \*\* LARGE PLOT \*\*** A charming three/four bedroom cottage located on large plot and retaining much character in the sought after area of Morganstown. Entrance porchway, hallway, kitchen, lounge and diner with cast iron wood burner, utility/study, home office/bedroom four. To the first floor are three bedrooms and a family bathroom with shower over. Gas central heating. Large lawned rear and side garden with terracotta tiled patio with feature pizza oven. Driveway and garage. EPC Rating: F

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,003 SQ FT**

**VIEWING: 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 Taff Trail is also a short walk away with cycle path and numerous walks.

### ENTRANCE PORCH

Approached via a wood panelled door with windows to upper part leading to the entrance porchway. Obscured glass windows to front and side. Tiled flooring.

### ENTRANCE HALLWAY

Approached via a wood panelled door with obscured glass window to upper part leading to the square entrance hallway. Staircase to first floor. Opening to kitchen. Door to cloakroom. Radiator.

### CLOAKROOM

Comprising low level wc. Obscured glass window to front. Radiator.

### KITCHEN

11' 6" x 9' 11"(max) (3.52m x 3.03m)  
With units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Window to side. Tiled splashback. Opening to lounge and diner.

### LOUNGE AND DINER

20' 4" x 12' 3" (max)(6.21m x 3.75m)  
A delightful reception retaining much character with large stone fireplace with inset cast iron wood burner. Two windows to rear with door leading to the tiled patio. Under stairs storage recess. Part stone wall. Tiled flooring. Radiator. Opening to....

### STUDY/SITTING ROOM

14' 7" x 7' 8" (4.46m x 2.36m)  
A versatile reception with space for home study area or sitting room Plumbing for wash machine and space for tumble dryer. Two windows to front. Concealed 'Worcester' combi gas central heating boiler. Door to home office or bedroom four.



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## HOME OFFICE/BEDROOM FOUR

9' 5" x 7' 11" (2.88m x 2.43m)

Aspect to front, a versatile room. Radiator.

## FIRST FLOOR

### LANDING

Approached via a single flight staircase leading to the central Landing area. Doors to bedrooms and bathroom. Access to roof space via drop down ladder.

### BEDROOM ONE

12' 5" x 11' 8" (3.80m x 3.56m)

Overlooking the rear garden, a good sized double bedroom. Wooden floor boarding. Radiator.

### BEDROOM TWO

11' 8" x 8' 4" (3.56m x 2.56m)

Enjoying views of Castell Coch, a good sized second bedroom. Wooden floor boarding. Radiator.

### BEDROOM THREE

8' 6" x 7' 1" (2.61m x 2.18m)

Aspect to rear. Wooden floor boarding. Radiator.

### FAMILY BATHROOM

8' 4" x 4' 7" (2.55m x 1.41m)

Quality white suite comprising low level wc, wash hand basin, p-shaped bath with chrome twin head shower mixer tap. Tiled splash back. Obscured glass window to front. Extractor fan. Radiator.

## OUTSIDE

### REAR AND SIDE GARDEN

An attractive rear garden enjoying a south facing aspect. Large terracotta tiled patio with large clay pizza oven and bbq hard stand, feature pergola. Leading onto a large area of lawn which continues to a large lawned side garden. Variety of trees. Green house. Timber built children's play house. The side garden enjoys a delightful view of Castell Coch. Timber gates leading to driveway.

### FRONT GARDEN

With two car driveway leading to garage. Concrete forecourt area to front with low level entrance gate and stone built wall to front boundary. Double opening Metal gate to driveway. Stone built storage.

### GARAGE

Single garage with up and over access door.



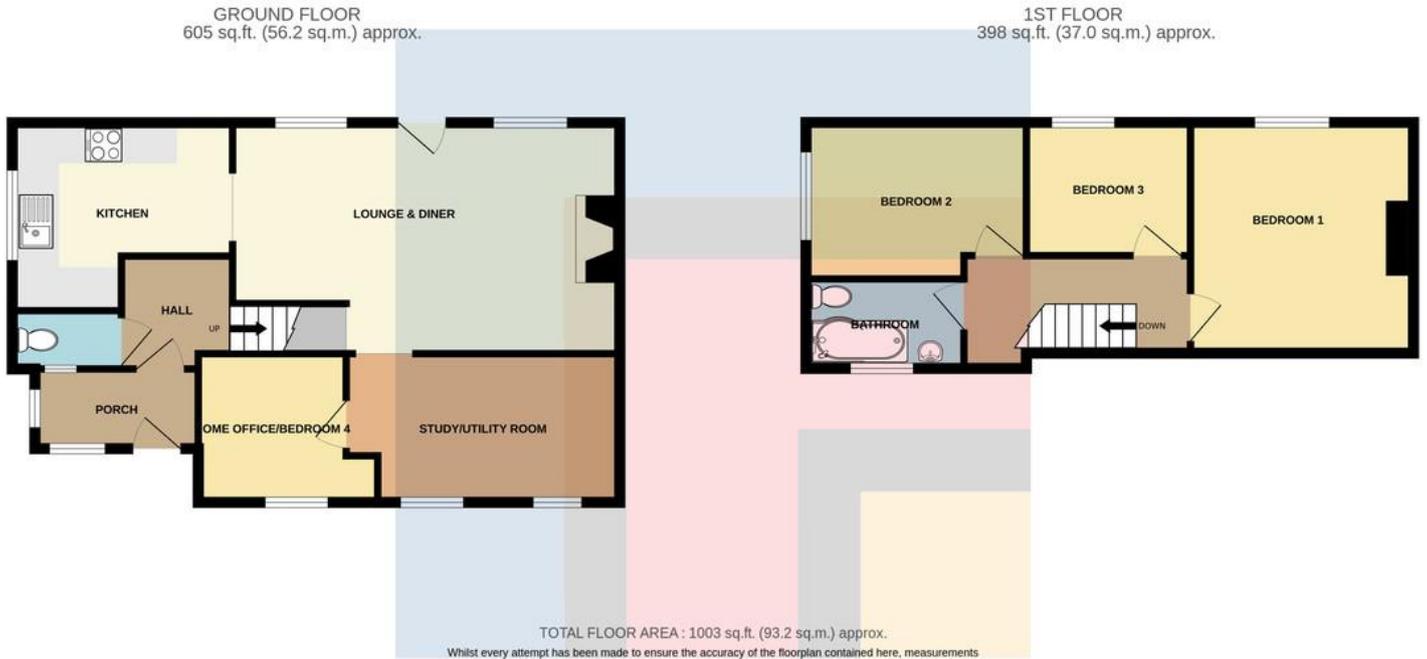
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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