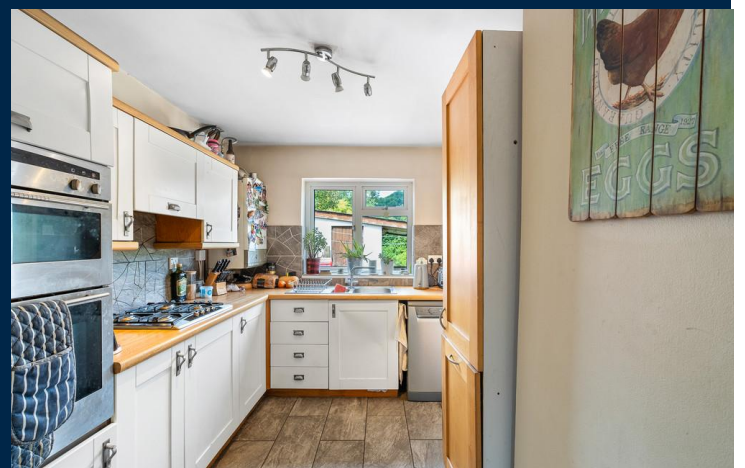




38 SPRINGFIELD GARDENS
MORGANSTOWN
CARDIFF CF15 8LQ

OFFERS IN EXCESS OF
£399,950



DETACHED PROPERTY



3



1



1



2

**** 3 BEDROOM DETACHED COTTAGED ****
LARGE PLOT WITH VIEWS ** HUGE
POTENTIAL ** MGY are pleased to offer this three bedroom detached cottage situated on a large plot at the top of Springfield Gardens, Morganstown. The property has huge potential with expired planning permission for a double storey extension to rear (planning no. 17/01977/DCH). The accommodation briefly comprises; hallway, lounge, dining room, kitchen, utility room and bathroom. To the first floor are three bedrooms with the front aspect overlooking Castell Coch. Driveway with ample parking. EPC rating: D

LOCATION

The village of Morganstown is adjacent to Radyr village and a few minutes drive from the A470 and M4 motorway. The village has a post office, general store, public house and a garden centre. Radyr village has a golf club, church and good schools at all levels. The property is also in the catchment area for Radyr High School. There is a regular bus service to and from Cardiff City Centre as well as train station in Radyr village.

ENTRANCE

Entered via block paved driveway with parking for multiple vehicles, to front door. Gated access to rear garden.

HALLWAY

Entered via uPVC double glazed front door into hallway. Tiled flooring. Glazed doors to lounge and dining room. Radiator. uPVC double glazed windows to both sides.

LOUNGE

12' 9" x 10' 7" (3.90m x 3.23m)
uPVC double glazed window to front with views. Laminate wood flooring. Radiator.

DINING ROOM

13' 0" x 7' 5" (3.97m x 2.27m)
uPVC double glazed window to front. Laminate wood flooring. Radiator. Glazed door to lobby

LOBBY

Opening to kitchen, door to bathroom and external double glazed door to rear garden. Tiled flooring. Radiator.

KITCHEN

9' 9" x 7' 11" (2.99m x 2.42m)
Fitted with base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven with gas hob and extractor fan over. Space for dishwasher. Wall mounted gas central heating boiler. Tiled flooring and splash backs. Wall mounted gas central heating boiler. Radiator. uPVC double glazed window to side with superb views. Glazed door to utility room.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 895 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

UTILITY ROOM

11' 0" x 6' 7" (3.36m x 2.03m)
Fitted base units with stainless steel sink and complementary work surfaces. Space for washing machine, tumble dryer and American fridge/freezer. Quarry tiled flooring and tiled splash backs. uPVC double glazed window to rear, and window and external door to front. Radiator. Opening to under stair storage space.

BATHROOM

9' 0" x 6' 9" (2.75m x 2.07m)
Low level WC, pedestal wash hand basin, walk-in shower with glass screen, and free standing bath with shower attachment. Tiled flooring and splash backs. uPVC double glazed window to side. Ladder radiator.

FIRST FLOOR

LANDING

Doors to three bedrooms. Loft access.

BEDROOM ONE

13' 0" x 12' 0" (3.97m x 3.67m)
uPVC double glazed window to front with views of Castell Coch. Radiator. Fitted wardrobe.

BEDROOM TWO

14' 2" x 7' 6" (4.33m x 2.31m)
uPVC double glazed window to front with views. Radiator. Fitted wardrobe.

BEDROOM THREE

11' 3" x 6' 7" (3.45m x 2.02m)
uPVC double glazed window to rear. Radiator.

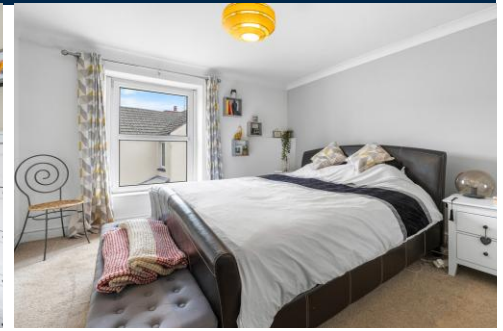
OUTSIDE

REAR GARDEN

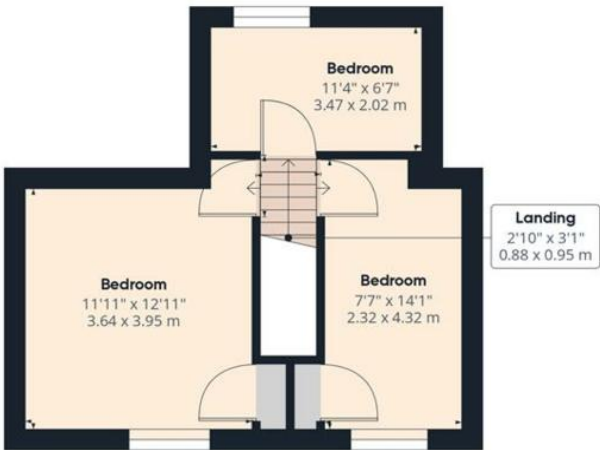
Block paved patio to front and side, with stone chip borders. Brick built storage shed. Outside tap and lighting. Superb rear garden mainly laid to lawn with mature hedges and trees, and views towards Castell Coch.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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