



15 MAES Y FIOLED
MORGANSTOWN
CARDIFF CF15 8EZ

ASKING PRICE OF
£625,000



DETACHED PROPERTY



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**** LARGE FOUR BEDROOM DETACHED FAMILY HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **** An extended, beautifully presented four bedroom detached family home in the sought after area of Morganstown, being positioned on a large plot at the head of a private driveway fronted park land. Entrance hallway, large lounge, sitting room, garden room, modern fitted kitchen and diner, utility room, cloakroom and garage. To the first floor are four bedrooms, primary bedroom with dressing room and ensuite, there is also a further shower room and family bathroom. Gas central heating. Double glazing. Paved patio and lawned rear garden with brick built storage to side. Wide and long driveway to front. EPC Rating: C

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 HALLWAY

Approached via composite door. Window to side. Leading to main reception room. Radiator.

LOUNGE

27' 0" x 14' 6" (8.25m x 4.44m)

Two double glazed windows to front. Feature inset brick gas fire with oak beam. Wood flooring. Cornicing and roses adding additional character to room. Arched doorway leading to kitchen. Two radiators.

SITTING ROOM

13' 7" x 11' 2" (4.16m x 3.42m)

French doors leading to rear garden. Wood flooring. Radiator.

KITCHEN AND DINER

11' 3" x 24' 6" (3.43m x 7.48m)

Well appointed along two sides in Shaker style wood grain effect, eye level units and base units below solid wood worktops. Space for range style cooker. Double ceramic sink with monoblock mixer tap. Tiled splashback areas. Integrated dishwasher. Quality tiled flooring comprising of slate and decorative tiles. French doors leading to garden room. Separate French doors leading to rear garden. Door to utility room. Storage cupboard beneath staircase. Window to side. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2030 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

UTILITY ROOM

5' 1" x 6' 1" (1.55m x 1.86m)

Space for kitchen appliances such as washing machine and dryer appointed below solid wood worktops. Tiled splash back. Doors leading to garage and separate wc.

CLOAKROOM

6' 2" x 2' 7" (1.88m x 0.81m)

White suite comprising low level wc, inset sink with storage below. Tiles to splashback areas. Obscured glass window to side. Radiator.

GARDEN ROOM

10' 7" x 13' 2" (3.23m x 4.02m)

Entered via doors leading from kitchen. Windows appointed along two sides. Log burner. Slate tiled flooring. French doors to garden.

GARAGE

15' 10" x 8' 6" (4.84m x 2.61m)

FIRST FLOOR

LANDING

Approached via an easy rise staircase. Doors leading to bedrooms and bathrooms. Door to airing cupboard housing boiler. Loft access.

BEDROOM ONE

13' 6" x 17' 5" (4.14m x 5.32m)

An excellent sized primary bedroom overlooking the front entrance approach via two doubled glazed upvc windows. Doors leading to En-suite and dressing room. Laminate flooring. Radiator.

ENSUITE

7' 5" x 8' 6" (2.27m x 2.61m)

A white suite comprising of low level wc, ceramic hand wash basin, tiled corner shower cubicle with glass door. Tiled splash back areas. Tiled flooring. Tall standing radiator. Obscured glass window to rear.



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DRESSING ROOM

5' 8" x 8' 7" (1.75m x 2.62m)

Cupboards appointing two sides. Window to rear. Radiator.

BEDROOM TWO

11' 2"(max) x 9' 1" (3.42m x 2.78m)

A second double bedroom. Built-out storage. Built-in desk. Window overlooking the front. Quality laminate flooring. Radiator.

BEDROOM THREE

8' 4" x 8' 6" (2.56m x 2.61m)

A third double bedroom. Built-out storage. Window overlooking rear. Laminate flooring. Radiator.

BEDROOM FOUR

6' 9" x 8' 6" (2.08m x 2.61m)

Window overlooking rear. Laminate flooring. Radiator.

SHOWER ROOM

4' 4" x 6' 9"(max) (1.33m x 2.08m)

White ceramic sink with eye level vanity mirror. Built- in shower cubicle with glass panel door. Full wall tiling. Tiled flooring. Radiator.

FAMILY BATHROOM

7' 5" x 6' 0" (2.28m x 1.85m)

Quality white suite comprising of low level wc, vanity wash hand basin with storage below. Panelled bath with twin head shower above and glass folding shower screen. Full wall tiling. Obscured glass window to front. Extractor fan. Recessed spotlights. Heated towel rail.

OUTSIDE

REAR GARDEN

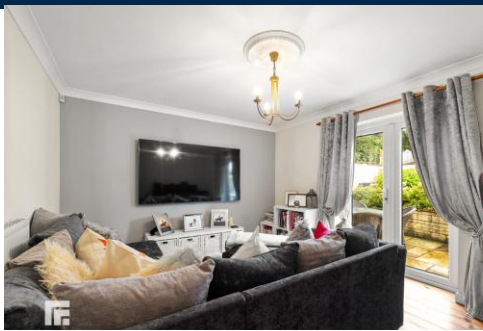
Stone tiled patio. Stone retaining wall. Lawn. Slate steps up to slate seating area. Shrubs. Side access. Built in Storage shed

FRONT

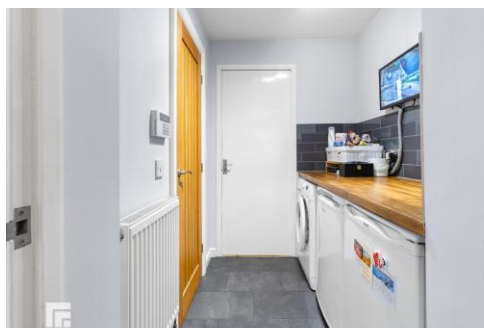
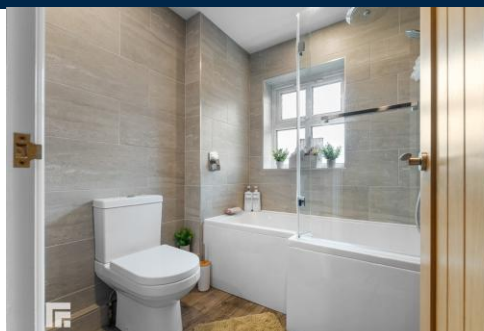
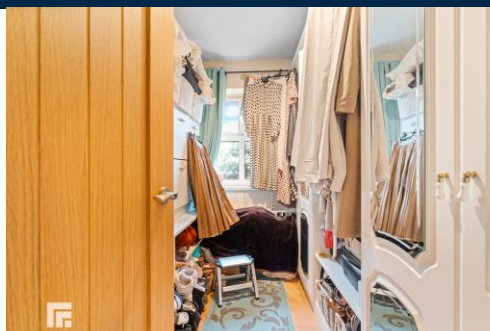
Wide and long driveway to front.



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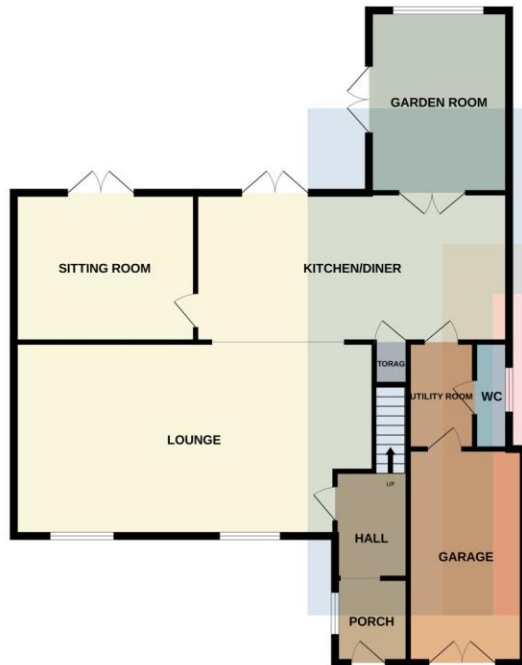


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GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.

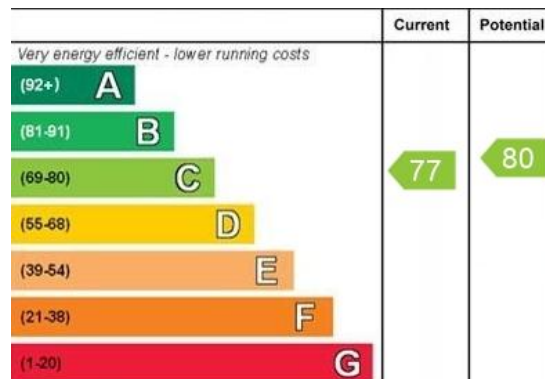


1ST FLOOR
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 2030 sq.ft. (188.6 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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