



13 MAES Y CROFFT
MORGANSTOWN
CARDIFF CF15 8FE

ASKING PRICE OF
£375,000



SEMI-DETACHED HOUSE



4



2



3



2

**** FOUR BEDROOM SEMI DETACHED
** MODERN KITCHEN, BATHROOM
AND ENSUITE **** A beautifully presented four bedroom semi detached family house in the sought after area of Morganstown. Entrance porch, cloakroom, lounge, study/sitting room, modern fitted kitchen and diner with integrated appliances and quartz effect worktops. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and there is a spacious modern family bathroom with shower over bath. Gas central heating (new boiler approx. 2 years old). Double glazed windows. Enclosed lawned rear garden. Two car side by side driveway to front. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,150 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.

LOUNGE

14' 3" x 11' 0" (4.35m x 3.36m)

Overlooking the entrance approach, a good sized primary reception. Quality herringbone effect laminate flooring. Two radiator. Door to inner hallway. Door to kitchen and diner.

KITCHEN AND DINER

19' 5" x 8' 9" (5.92m x 2.68m)

Modern fitted kitchen well appointed along four sides in Navy coloured matte finish fronts beneath quartz effect laminate worktop surfaces. Inset acrylic sink with side drainer. Inset four ring induction hob with concealed cooker hood above. Integrated oven and grill with integrated microwave above. Integrated slim line dishwasher. Plumbing for washing machine. Matching range of eye level wall cupboards. Space for fridge freezer. Worktop breakfast bar. Concealed 'Worcester' combi gas central heating boiler. Ample space for family dining table. Quality herringbone effect laminate flooring. Window to rear. French doors to the rear garden. Radiator.

INNER HALLWAY

With staircase to first floor. Quality herringbone effect laminate flooring. Door to study/sitting room and door to cloakroom.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splashback. Extractor fan. Radiator.

STUDY/SITTING ROOM

15' 1" x 7' 7" (4.60m x 2.33m)

With deep silled bay style window to front. Laminate flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the spacious central landing area. Staircase to second floor. Radiator.

BEDROOM ONE

11' 6" x 10' 10" (3.51m x 3.32m)

Overlooking the entrance approach, a good sized primary bedroom. Radiator.

ENSUITE SHOWER ROOM

5' 10" x 5' 9" (1.79m x 1.76m)

Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with twin chrome head shower above. Tiled splash back. Extractor fan. Obscured glass window to side. Electric shaver point. Radiator.

BEDROOM TWO

10' 4" x 8' 0" (3.15m x 2.44m)

Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

9' 8" x 8' 7" (2.95m x 2.62 max m)

Aspect to front, a good sized third bedroom. Radiator.



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FAMILY BATHROOM

Modern white suite comprising low level wc, large vanity wash basin with storage below, tile panelled bath with matte black twin head shower above and matching taps and shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Extractor fan. Radiator.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the second floor. Door to bedroom four.

BEDROOM FOUR

15' 3" x 12' 11" (4.67m x 3.96 maxm)

With window overlooking the rear garden and velux window to side pitch, a good sized fourth bedroom. Eaves storage. Laminate flooring.

OUTSIDE

REAR GARDEN

Large decorative stone relaxation leading onto an area of lawn with trees and shrubs to borders. Timber storage shed. Access to side. Neat flower beds. Outside lights. Outside power points. Outside taps. Enclosed by timber fencing.

FRONT GARDEN

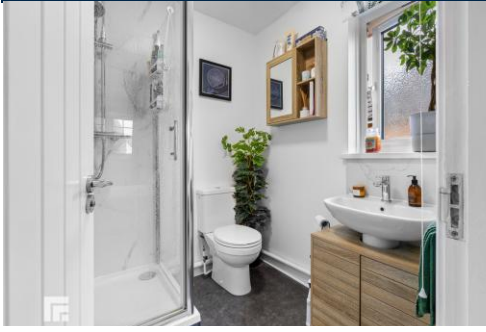
Low level hedgerow to on boundary. Two car driveway part tarmac and Keyblock paving. Access to side.



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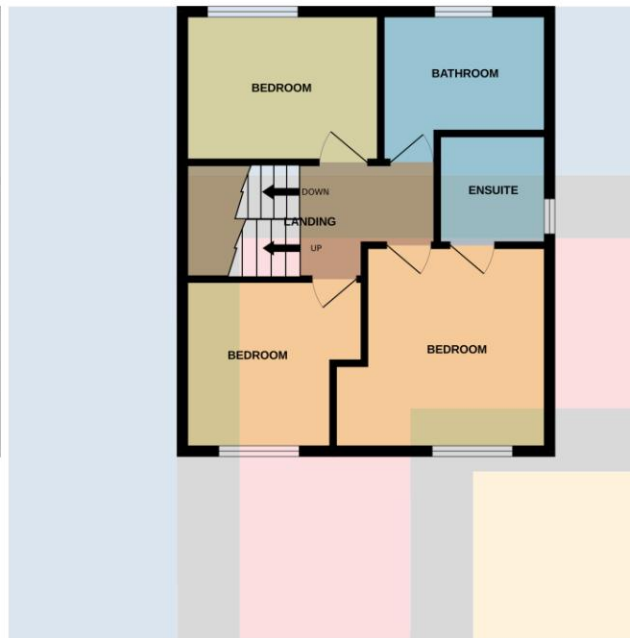


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GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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