



8 MAES Y CROFFT
MORGANSTOWN
CARDIFF CF15 8FE

ASKING PRICE OF

£450,000



DETACHED PROPERTY



4



2



3



2

**** NO CHAIN ** DETACHED PROPERTY
**FOUR BEDROOMS **DRIVEWAY AND
GARAGE** ** A beautifully presented four bedroom detached property in the sought after area of Morganstown. Entrance hallway, spacious lounge, dining room, modern kitchen, utility room and WC. To the first floor; master bedroom with en-suite, two further double bedrooms, family bathroom and four bedroom. A good sized rear garden. Driveway and garage. NO CHAIN. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

10' 5" x 9' 6" (3.20m x 2.92m)

Appointed along two sides, modern high and low level cupboards beneath laminate and oak worktops. Integrated fridge/freezer, space for range style oven with gas hob. Extractor good. Single bowl round chrome sink with chrome mixed tap. Radiator. Large under stairs storage cupboard. Archway to utility room.

UTILITY ROOM

7' 3" x 4' 9" (2.22m x 1.46m)

Appointed along one side, high and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and drainer. Space for washing machine. Space for dish washer. Concealed walk huge 'IDEAL' logic combo boiler. Radiator. uPVC door to rear. Door to WC.

CLOAKROOM

4' 9" x 2' 10" (1.46m x 0.87m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Heated towel rail. Tiled splash back. Obscured glass window to side. Laminate flooring.

FIRST FLOOR

LANDING

Radiator. Access to loft. Built in cupboard. Doors to all rooms.

BEDROOM ONE

12' 2" x 11' 8" (3.73m x 3.56m)

A good-sized master bedroom. Built in sliding door wardrobes. Bay window to front. Radiator. Door to ensuite.

ENSUITE

12' 4" x 5' 10" (max) (3.76m x 1.80m)

Modern white suite, low level WC, pedestal wash hand basin with chrome mixer tap, double shower with chrome dual headed shower and glass sliding shower screen. Built in cupboard. Radiator. Extractor fan. Tiled flooring and splash backs. Two obscured glass windows to front.



M G Y . C O . U K

8 MAES Y CROFFT, MORGANSTOWN, CARDIFF CF15 8FE

BEDROOM TWO

10' 7" x 8' 6" (3.25m x 2.61m)

A second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

11' 1" x 7' 8" (3.38m x 2.36m)

A third double bedroom. Radiator. uPVC window to rear.

BEDROOM FOUR

7' 4" x 7' 1" (2.25m x 2.18m)

A fourth bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 9" x 5' 5" (2.06m x 1.67m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap, dual headed chrome shower and glass shower screen. Obscured glass uPVC window to side. Extractor fan. Radiator. Half wall tiling and tiled flooring.

OUTSIDE

REAR GARDEN

A good sized rear garden. Paved patio area with wooden pergola leading to an area of lawn. Bordered by a timber fence with timber gate to side for access. Outside tap.

FRONT

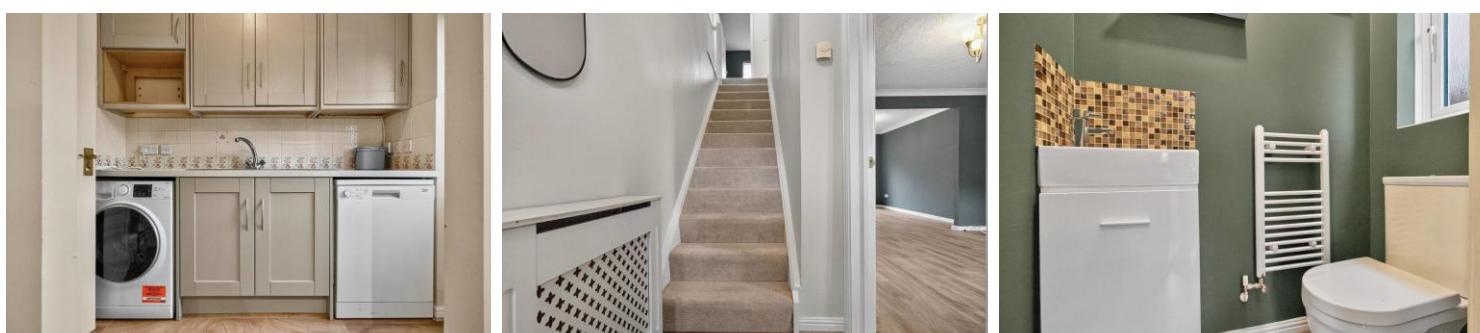
Driveway with parking for two vehicles. Lawn to one side. Timber gate to side for access.

GARAGE

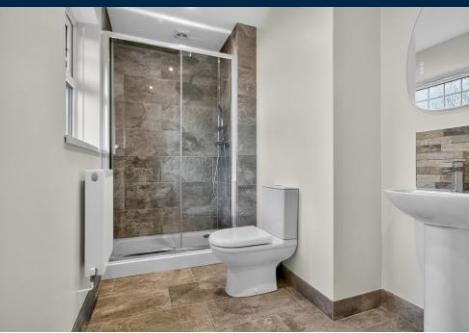
Single garage with up and over door.



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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



RADYR 029 2084 2124

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Glamorgan, CF15 8AA



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