



MAIN ROAD
MORGANSTOWN
CARDIFF CF15 8LB

ASKING PRICE OF

£895,000



DETACHED FARMHOUSE



Gelynys Farm is a substantial Grade II* listed farmhouse dating back to the 1500s, and was listed as being one of the most preserved examples of early vernacular houses in the region. The property offers extensive accommodation, comprising a 2 bedroom farmhouse with a main reception room, sitting room with beamed ceiling and fireplace, as well as the main kitchen and utility room. On the first floor, there are two bedrooms and a family bathroom. There are two separate staircases at the central and eastern wings of the property. The guest wing, which was most recently used as bed and breakfast accommodation has a separate staircase and provides 7 en suite guest bedrooms, a separate kitchen and dining room. Four of the bedrooms are self contained and are accessed externally.

LOCATION

The Property is located on the north western edge of Cardiff in the suburb of Morganstown and in the shadow of the historical landmark Castell Coch. Pughs Garden Village is 0.5 miles north of the Property and offers a good range of amenities.

ADDITIONAL INFORMATION

Evidence of Japanese Knotweed at the property's curtilage. There are formal rights of access to Gelynys Farm from the B4262.

Acreage: 1.06 Acres

ENTRANCE HALLWAY

KITCHENETTE

9' 7" x 8' 1" (2.93m x 2.47m)

FAMILY ROOM

14' 5" x 14' 0" (4.41m x 4.29m)

SITTING ROOM

2' 8" x 14' 0" (.82m x 4.28m)

DRAWING ROOM

18' 5" x 16' 4" (5.62m x 4.98m)

KITCHEN

17' 9" x 8' 2" (5.42m x 2.50m)

UTILITY ROOM

10' 6" x 8' 5" (3.21m x 2.59m)

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 4,570 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ADDITIONAL ROOM

9' 6" x 8' 5" (2.91m x 2.59m)

BEDROOM FIVE

10' 11" x 10' 10" (3.34m x 3.31m)

ENSUITE

8' 6" x 7' 3" (2.60m x 2.21m)

FIRST FLOOR

BEDROOM EIGHT

10' 11" x 9' 7" (3.35m x 2.94m)

ENSUITE

6' 8" x 4' 11" (2.05m x 1.51m)

BEDROOM TWO

12' 1" x 11' 7" (3.69m x 3.54m)

ENSUITE

9' 10" x 9' 7" (3.01m x 2.94m)

BEDROOM NINE

14' 0" x 12' 8" (4.28m x 3.87m)

BATHROOM

6' 8" x 3' 9" (2.05m x 1.15m)

PRIMARY BEDROOM

20' 6" x 16' 7" (6.27m x 5.06m)

BOILER ROOM

17' 9" x 8' 8" (5.42m x 2.65m)

ANNEX

GROUND FLOOR

BEDROOM THREE

10' 7" x 12' 7" (3.25m x 3.86m)

Door to balcony.



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ENSUITE

6' 8" x 3' 9" (2.05m x 1.15m)

BEDROOM FOUR

12' 7" x 10' 1" (3.86m x 3.09m)

Door to balcony.

ENSUITE

7' 0" x 4' 11" (2.15m x 1.51m)

FIRST FLOOR

HALLWAY

BEDROOM SIX

10' 8" x 10' 0" (3.26m x 3.05m)

ENSUITE

8' 7" x 7' 3" (2.62m x 2.21m)

BEDROOM SEVEN

10' 2" x 9' 10" (3.12m x 3.01m)

ENSUITE

7' 0" x 4' 11" (2.15m x 1.51m)

STORE ROOM



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GROUND FLOOR
2073 sq.ft. (192.6 sq.m.) approx.



1ST FLOOR
1502 sq.ft. (139.6 sq.m.) approx.



TOTAL FLOOR AREA : 4570sq.ft. (424.6 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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