

32 Meadowfield Way

Morganstown | Cardiff | CF15 8FN

Detached House | Asking Price Of £689,950



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PROPERTY DESCRIPTION

**** STUNNING DETACHED HOME IN SOUGHT AFTER LOCATION **
SPACIOUS PLOT **** An exceptional, executive detached family home situated in a spacious corner plot on Meadowfield Way, Morganstown. The property is beautifully presented and offers four reception rooms, hallway, kitchen/breakfast room, utility room and WC to the ground floor. Upstairs is a large master bedroom with en-suite plus four additional bedrooms, a second en-suite and the family bathroom. Outside the driveway caters for 4 - 5 vehicles plus gated access to side providing extra parking or storage. The spacious side and rear gardens are immaculately presented. Garden Shed.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** 2,110 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the popular Radyr Gardens area of Morganstown, which is within the Radyr Comprehensive School catchment area. Morganstown offers amenities such as a public house and garden centre and is close to the parade of shops in Radyr. There is a regular bus service to and from the City Centre and there is easy access to the A470 and M4 motorway.

ENTRANCE

Entered via double driveway with parking for approximately 5 vehicles. Paved pathway to front door with veranda style porch. Double gates to rear garden.

HALLWAY

19' 11" x 6' 8" (6.087m x 2.045m) Enter via double glazed front door into hallway. Glazed double doors to lounge, dining room plus doors to kitchen/breakfast room, study and WC. Walnut Kardean flooring. Stairs rising to first floor. Radiator.

LOUNGE

20' 9" x 13' 8" (6.342m x 4.169m) A stunning dual aspect lounge with uPVC double glazed bay window to side and French patio doors to side

garden, both with lovely outlook. Feature vaulted beamed ceiling. Modern gas fireplace with glass screen. Two radiators. Walnut Kardean flooring. Telephone & Ethernet points.

STUDY

8' 8" x 8' 7" (2.652m x 2.635m) uPVC double glazed window to rear with views. Telephone & Ethernet points. Kardean flooring. Radiator.

KITCHEN/BREAKFAST ROOM

17' 11" x 11' 7" (5.462m x 3.539m) An open plan kitchen/breakfast room to include a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated dishwasher, fridge and freezer. Fitted 5 burner Rangemaster cooker with extractor hood over. Tiled splash backs and flooring. TV point. Space for dining table. Radiator. uPVC double glazed window and French patio doors to side garden. Spotlights. Door to:

UTILITY ROOM

6' 6" x 5' 2" (1.990m x 1.586m) Fitted with base units with inset stainless steel sink and drainer with complementary work surfaces.

Space for washing machine and tumble dryer. Tiled splash backs and flooring. Cupboard housing gas central heating boiler. Double glazed external door to rear garden. Radiator.

DINING ROOM

17' 11" x 9' 11" (5.468m x 3.045m) This formal dining room offers fantastic entertaining space. uPVC double glazed windows to front and rear. Kardean flooring. Radiator. Door to sitting room.

SITTING ROOM

17' 11" x 16' 1" (5.478m x 4.914m) Two uPVC double glazed windows to front plus external door to rear. Kardean flooring. Radiator. TV and Ethernet points.

WC

6' 6" x 3' 10" (1.983m x 1.175m) Low level WC and pedestal wash hand basin. Tiled splash backs and flooring. Ladder radiator. uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Doors to five bedrooms and the family bathroom. Radiator. Loft access. Spacious airing cupboard housing hot water tank.

MASTER BEDROOM

23' 10" (max) x 14' 11" (max) (7.272m x 4.564m) Fitted wardrobes to the full width of one wall. Feature vaulted ceiling with uPVC double glazed windows to front. Radiator. Spotlights. TV point. Door to:

ENSUITE

8' 1" (max) x 6' 1" (max) (2.488m x 1.876m) A beautifully presented ensuite comprising low level WC, pedestal wash hand basin and fitted shower cubicle with glass screen. Radiator. Extractor fan. Spotlight. uPVC double glazed window to rear.

BEDROOM TWO

10' 3" x 8' 7" (3.147m x 2.622m) uPVC double glazed window to side. Radiator. Door to:

ENSUITE

8' 6" x 4' 7" (max) (2.608m x 1.413m) Suite in white to include low level WC, pedestal wash hand basin and fitted shower cubicle with glass screen. Tiled splash backs and flooring. Ladder radiator. Extractor fan. Spotlight. uPVC double glazed window to side aspect.

BEDROOM THREE

11' 11" x 8' 4" (3.647m x 2.549m) uPVC double glazed window to side with pleasant outlook. Radiator.

BEDROOM FOUR

10' 1" (max) x 9' 5" (3.093m x 2.891m) uPVC double glazed window to side. Radiator.

BEDROOM FIVE

10' 3" x 8' 1" (3.142m x 2.471m) uPVC double glazed window to front. Radiator.

FAMILY BATHROOM

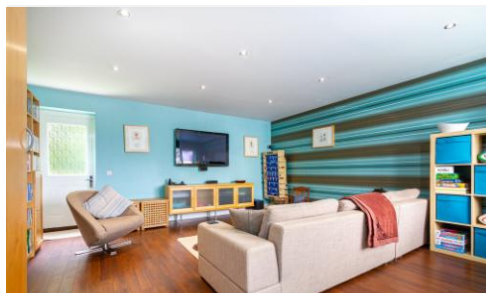
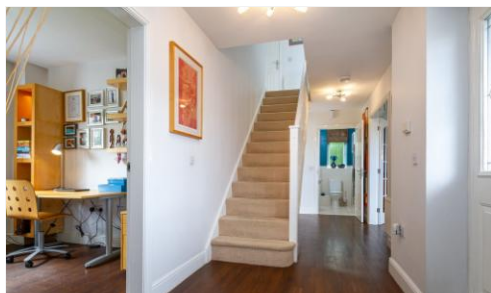
10' 6" (max) x 6' 1" (max) (3.225m x 1.877m) Another immaculately presented suite comprising low level WC, pedestal wash hand basin, panelled bath and fitted shower cubicle. Spotlight. Extractor fan. Ladder radiator. Tiled splash backs and flooring. uPVC double glazed window to rear.

OUTSIDE**SIDE GARDEN**

A private, sunny side garden mainly laid to lawn with shrub borders, central paved patio plus decked seating areas. Outside lighting. Sweeping round to rear garden.

REAR GARDEN

A spacious rear garden mainly laid to lawn with vegetable patch and pathway to section of mature woodland to rear. Paved patio to side. Large garden shed. Boundary fence. Outside tap. Three power points.



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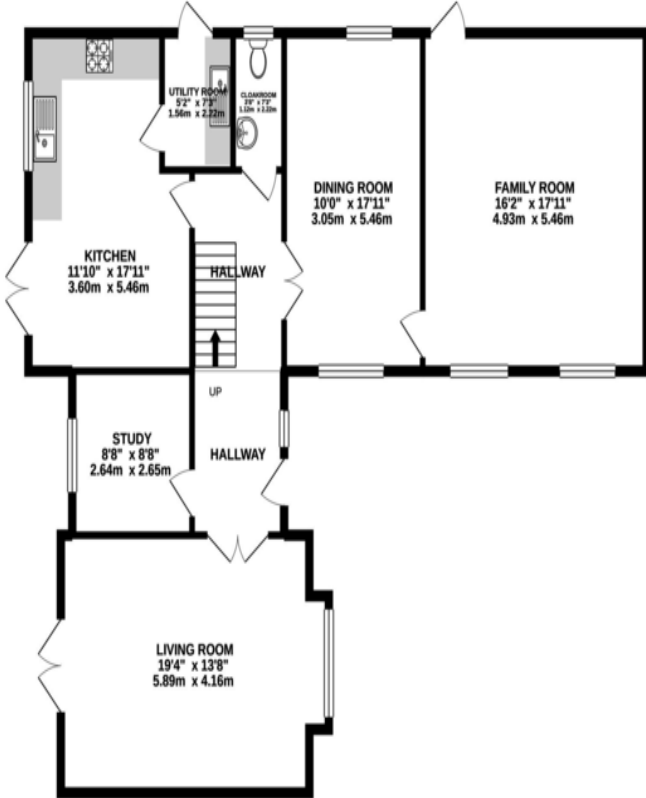
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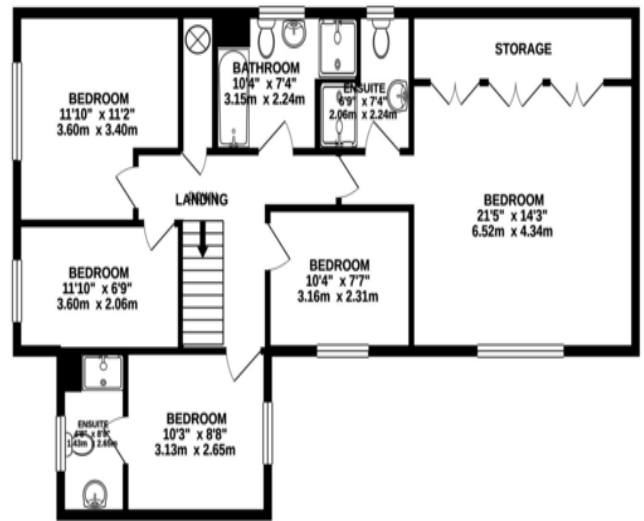


FLOORPLANS

GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.

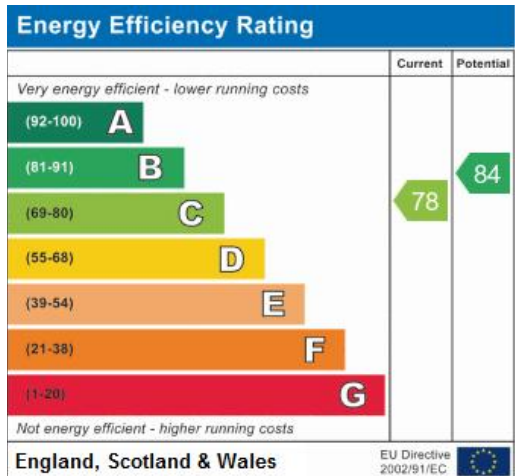


1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 2110 sq.ft. (196.1 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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