



10 GELYNIS TERRACE  
MORGANSTOWN  
CARDIFF CF15 8LG

£250,000



MID TERRACE PROPERTY



3



1



2



2

**\*\* TRADITIONAL THREE BEDROOM MID TERRACE FAMILY HOME \*\* PARKING TO REAR \*\* NO CHAIN \*\*** A traditional three bedroom mid terrace family home in the sought after area of Morganstown, being close to transport links and amenities. Entrance porch and hallway, bay fronted lounge, dining room, kitchen and ground floor bathroom. To the first floor are three bedrooms. Tiered rear garden with steps up to rear hardstand providing off road parking. No chain. EPC Rating: E

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 817 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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 PORCH

Approached via a uPVC entrance door. Original wall tiling to half height.

#### ENTRANCE HALLWAY

Approached via the original wood panelled entrance door leading to the entrance hallway. Staircase to first floor.

#### LOUNGE

13' 2" x 10' 7" (4.03 m x 3.24m) into bay  
A bay fronted reception. Feature fireplace.

#### DINING ROOM

11' 6" x 10' 10" (3.53m x 3.32m)  
With window to rear. Feature fireplace. Door to kitchen.

#### Kitchen

10' 4" x 8' 0" (3.16m x 2.46m)  
With sink and side drainer to one side. Window and door to side. Under stairs storage cupboard. Door to bathroom.

#### FAMILY BATHROOM

7' 1" x 4' 8" (2.17m x 1.43m)  
Comprising low level wc, wash hand basin and bath. Wall tiling to half height. Obscured glass window to side.

#### FIRST FLOOR

##### LANDING

Approached via a turning staircase leading to the central landing area. Storage cupboard. Access to roof space.

##### BEDROOM ONE

14' 2" x 10' 7" (4.32m x 3.24m)  
With two windows to front, a good sized primary bedroom.

##### BEDROOM TWO

10' 9" x 8' 9" (3.29m x 2.69m)  
Overlooking the rear garden, a good sized second bedroom. Fitted wardrobe.

##### BEDROOM THREE

9' 7" x 8' 1" (2.93m x 2.48m)  
Aspect to rear. Built out storage cupboard and built out airing cupboard housing the hot water cylinder.

#### OUTSIDE

##### REAR GARDEN

Low maintenance rear garden with tired levels. Upper level provides hardstand for parking.

##### PARKING

With rear lane access providing hardstand parking to the rear.

##### FRONT GARDEN

Hedgerow and slow level stone wall. Slate chipping garden to front.



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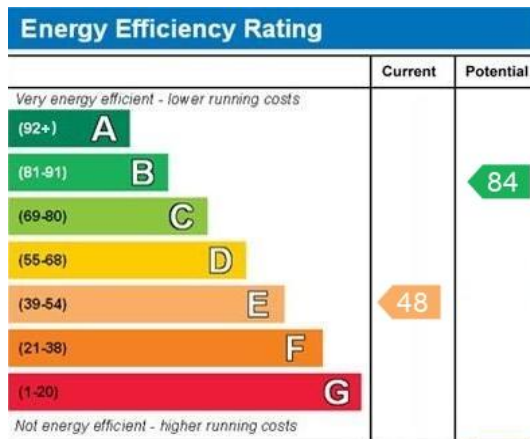
GROUND FLOOR  
495 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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