



19 MAES Y BRIALLU  
MORGANSTOWN  
CARDIFF CF15 8FA

ASKING PRICE OF  
**£375,000**



## DETACHED PROPERTY



3



2



3



2

**\*\* THREE BEDROOM DETACHED \*\* SOUTH WESTERLY FACING GARDEN \*\*** A well presented three bedroom detached property in a sought after location. Accommodation briefly comprises entrance hallway, lounge, kitchen/breakfast/family room, utility room, cloakroom. To the first floor master bedroom with en-suite, two further bedrooms and family bathroom. Gas central heating, double glazing. Rear south westerly facing gardens. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,071 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN/BREAKFAST ROOM**

11' 3" x 10' 9" (3.44m x 3.30m)

Kitchen fitted with a wide range of base and eye level units, incorporating composite sink and drainer, complementary work surfaces. Fitted gas oven and hob with extractor fan over. Space for dishwasher. Tiled splash backs and UPVC double glazed window to rear overlooking rear garden. Radiator. Under stair storage cupboard. Door to utility room.

#### **UTILITY ROOM**

6' 11" x 5' 1" (2.12m x 1.55m)

Space for washing machine, tumble dryer and fridge freezer. Wall mounted gas central heating boiler. Access to loft, radiator. Door to WC. External UPVC double glazed window to rear garden.

#### **CLOAKROOM**

5' 0" x 4' 0" (1.54m x 1.22m)

Low level WC and vanity enclosed wash hand basin. Tiled splash backs, radiator and UPVC double glazed window to side.

#### **FIRST FLOOR**

##### **LANDING**

Doors to three bedrooms and family bathroom. Airing cupboard housing hot water tank. Loft access.

##### **BEDROOM ONE**

12' 1" x 9' 1" (3.69m x 2.77m)

Fitted wardrobe, UPVC double glazed window to rear with pleasant views. Radiator, door to en-suite.

##### **ENSUITE**

10' 4" x 6' 10" (max) (3.15m x 2.1m)

Low level WC, vanity enclosed wash hand basin and fitted shower cubicle. Tiled splash backs, extractor fan, radiator and UPVC window to side.



**M G Y . C O . U K**

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## **BEDROOM TWO**

9' 4" (To wardrobe) x 9' 1" (2.85m x 2.78m)  
Double bedroom with fitted wardrobe to one wall. UPVC double glazed window to front. Radiator.

## **BEDROOM THREE**

8' 6" x 6' 9" (2.61m x 2.07m)  
UPVC double glazed window to rear. Radiator.

## **BATHROOM**

7' 8" x 6' 1" (2.36m x 1.87m)  
Low level WC, vanity enclosed wash hand basin, panelled bath with shower attachment. Tiled splash backs, UPVC double glazed window to front. Extractor fan, radiator.

## **OUTSIDE**

### **REAR GARDEN**

South westerly facing rear garden. Laid to lawn with paved patio area. Boundary fence, outside tap.

### **GARAGE**

Single up and over garage door. Light and power.



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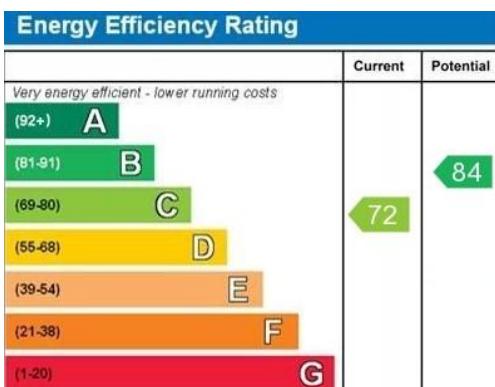
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**TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.**  
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