



## 15 Maes Y Fioled, Morganstown

£575,000 Freehold

**\*\* LARGE FOUR BEDROOM DETACHED FAMILY HOUSE \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*** An extended, beautifully presented four bedroom detached family home in the sought after area of Morganstown, being positioned on a large plot at the head of a private driveway fronted park land. Entrance hallway, large lounge, sitting room, garden room, modern fitted kitchen and diner, utility room, cloakroom and garage. To the first floor are four bedrooms, primary bedroom with dressing room and ensuite, there is also a further shower room and family bathroom. Gas central heating. Double glazing. Paved patio and lawned rear garden with brick built storage to side. Wide and long driveway to front. EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

## **ENTRANCE HALLWAY**

Approached via composite door. Window to side. Leading to main reception room. Radiator.

## **LOUNGE**

Dimensions: 27' 0" x 14' 6" (8.25m x 4.44m). Two double glazed windows to front. Feature inset brick gas fire with oak beam. Wood flooring. Cornicing and roses adding additional character to room. Arched doorway leading to kitchen. Two radiators.

## **SITTING ROOM**

Dimensions: 13' 7" x 11' 2" (4.16m x 3.42m). French doors leading to rear garden. Wood flooring. Radiator.

## **KITCHEN AND DINER**

Dimensions: 11' 3" x 24' 6" (3.43m x 7.48m). Well appointed along two sides in Shaker style wood grain effect, eye level units and base units below solid wood worktops. Space for range style cooker. Double ceramic sink with monoblock mixer tap. Tiled splashback areas. Integrated dishwasher. Quality tiled flooring comprising of slate and decorative tiles. French doors leading to garden room. Separate French doors leading to rear garden. Door to utility room. Storage cupboard beneath staircase. Window to side. Radiator.

## **UTILITY ROOM**

Dimensions: 5' 1" x 6' 1" (1.55m x 1.86m). Space for kitchen appliances such as washing machine and dryer appointed below solid wood worktops. Tiled splash back. Doors leading to garage and separate wc.

## **CLOAKROOM**

Dimensions: 6' 2" x 2' 7" (1.88m x 0.81m). White suite comprising low level wc, inset sink with storage below. Tiles to splashback areas. Obscured glass window to side. Radiator.

## **GARDEN ROOM**

Dimensions: 10' 7" x 13' 2" (3.23m x 4.02m). Entered via doors leading from kitchen. Windows appointed along two sides. Log burner. Slate tiled flooring. French doors to garden.

## **GARAGE**

Dimensions: 15' 10" x 8' 6" (4.84m x 2.61m).

## **FIRST FLOOR**

### **LANDING**

Approached via an easy rise staircase. Doors leading to bedrooms and bathrooms. Door to airing cupboard housing boiler. Loft access.

## **BEDROOM ONE**

Dimensions: 13' 6" x 17' 5" (4.14m x 5.32m). An excellent sized primary bedroom overlooking the front entrance approach via two doubled glazed upvc windows. Doors leading to En-suite and dressing room. Laminate flooring. Radiator.

### **ENSUITE**

Dimensions: 7' 5" x 8' 6" (2.27m x 2.61m). A white suite comprising of low level wc, ceramic hand wash basin, tiled corner shower cubicle with glass door. Tiled splash back areas. Tiled flooring. Tall standing radiator. Obscured glass window to rear.

### **DRESSING ROOM**

Dimensions: 5' 8" x 8' 7" (1.75m x 2.62m). Cupboards appointing two sides. Window to rear. Radiator.

## **BEDROOM TWO**

Dimensions: 11' 2"(max) x 9' 1" (3.42m x 2.78m). A second double bedroom. Built-out storage. Built-in desk. Window overlooking the front. Quality laminate flooring. Radiator.

## **BEDROOM THREE**

Dimensions: 8' 4" x 8' 6" (2.56m x 2.61m). A third double bedroom. Built-out storage. Window overlooking rear. Laminate flooring. Radiator.

## **BEDROOM FOUR**

Dimensions: 6' 9" x 8' 6" (2.08m x 2.61m). Window overlooking rear. Laminate flooring. Radiator.

## **SHOWER ROOM**

Dimensions: 4' 4" x 6' 9"(max) (1.33m x 2.08m). White ceramic sink with eye level vanity mirror. Built- in shower cubicle with glass panel door. Full wall tiling. Tiled flooring. Radiator.

## **FAMILY BATHROOM**

Dimensions: 7' 5" x 6' 0" (2.28m x 1.85m). Quality white suite comprising of low level wc, vanity wash hand basin with storage below. Panelled bath with twin head shower above and glass folding shower screen. Full wall tiling. Obscured glass window to front. Extractor fan. Recessed spotlights. Heated towel rail.

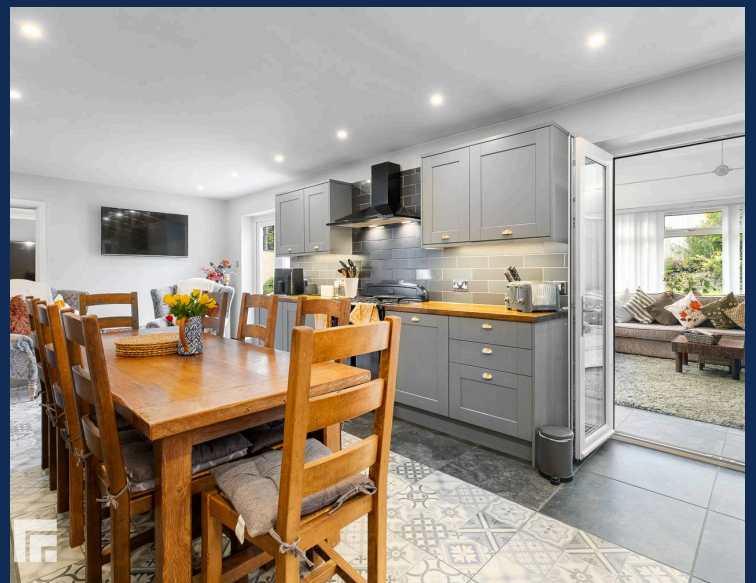
## OUTSIDE

### REAR GARDEN

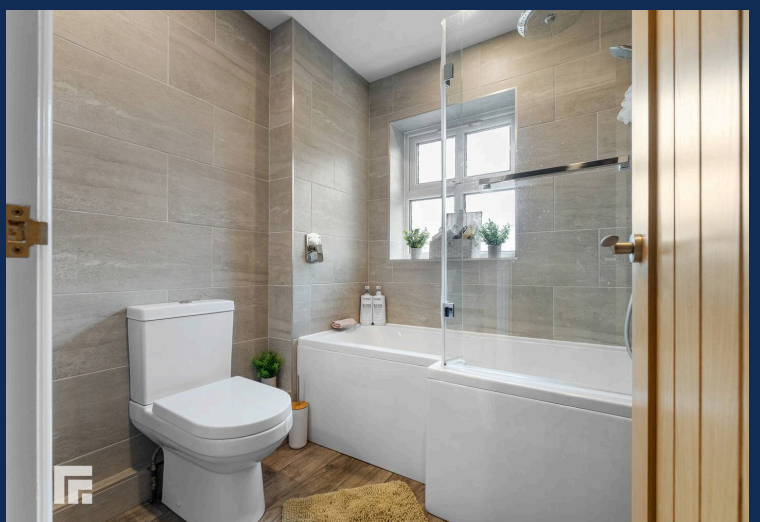
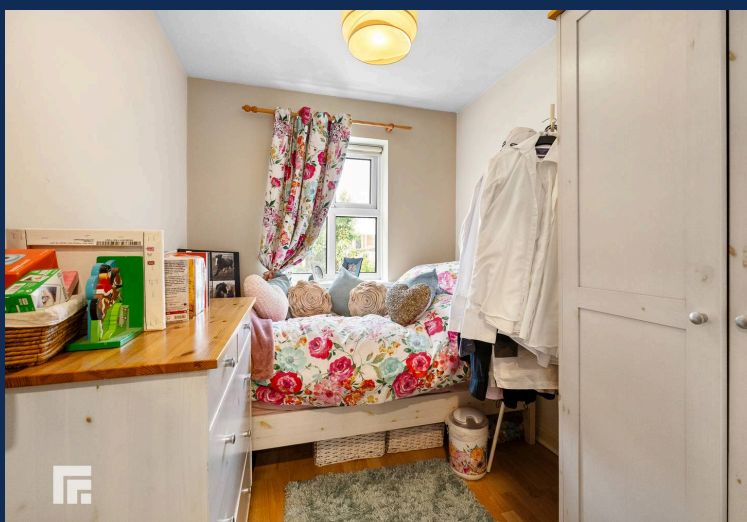
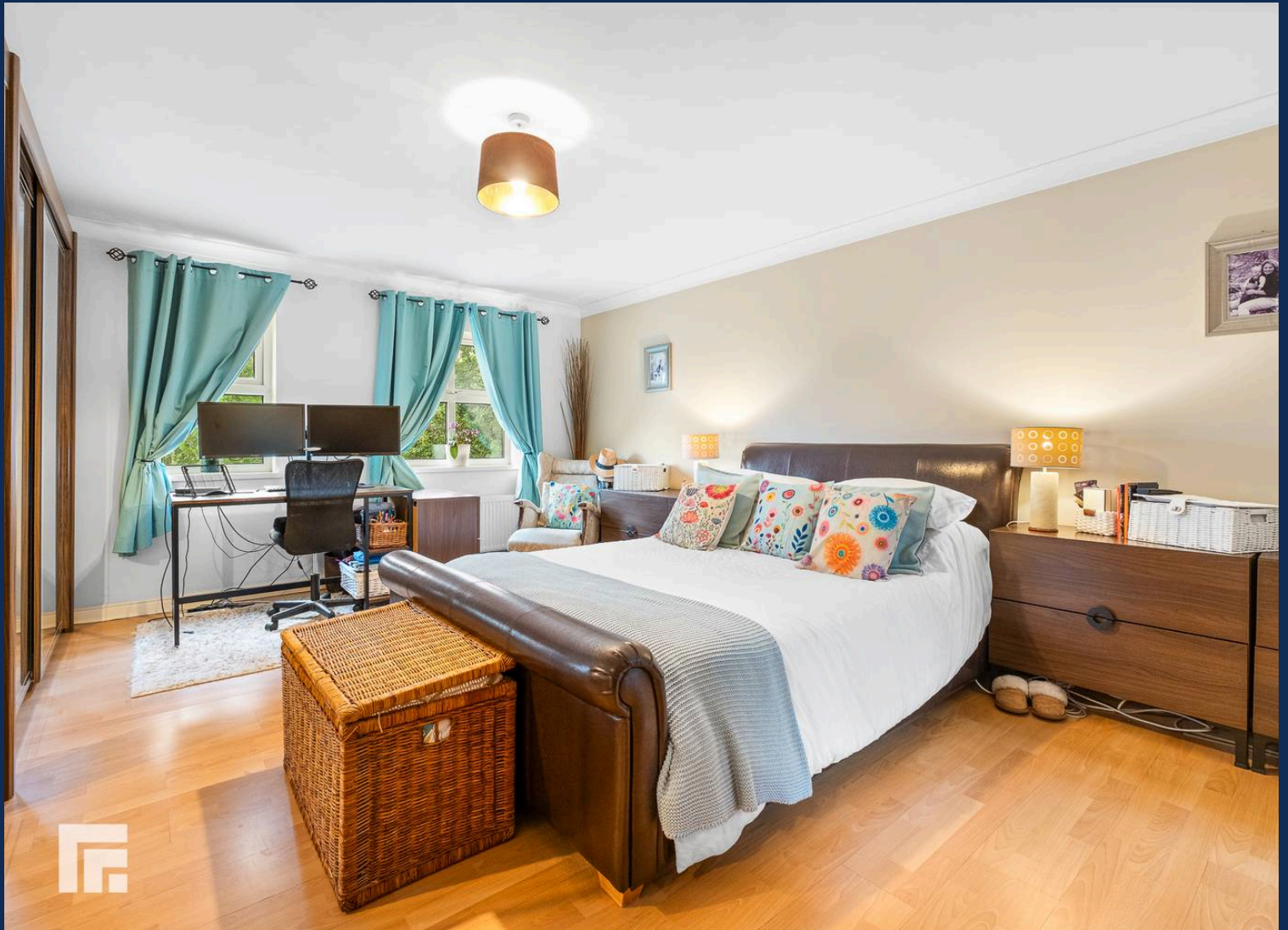
Stone tiled patio. Stone retaining wall. Lawn. Slate steps up to slate seating area. Shrubs. Side access. Built in Storage shed

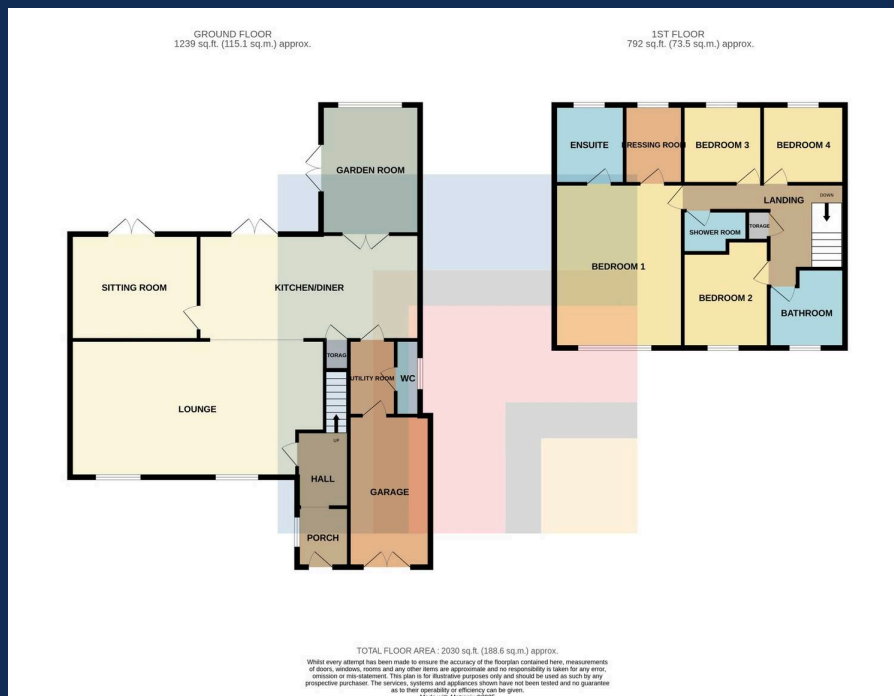
### FRONT

Wide and long driveway to front.









**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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