



8 MAES Y CROFFT
MORGANSTOWN
CARDIFF CF15 8FE

ASKING PRICE OF
£439,950



DETACHED PROPERTY



4



2



3



2

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX : 1,129 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

**** NO CHAIN ** DETACHED PROPERTY
FOUR BEDROOMS **DRIVEWAY AND GARAGE ** A beautifully presented four bedroom detached property in the sought after area of Morganstown. Entrance hallway, spacious lounge, dining room, modern kitchen, utility room and WC. To the first floor; master bedroom with en-suite, two further double bedrooms, family bathroom and four bedroom. A good sized rear garden. Driveway and garage. NO CHAIN. EPC Rating: D

LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr is well served by local amenities including shops, a golf course, and other recreational facilities. There are two primary schools and the property is within the catchment for Radyr Comprehensive School. There are regular bus and train services to and from Radyr. There is easy access to the A470 and M4 Motorway.

ENTRANCE

ENTRANCE HALLWAY

Entered via a composite door. Stairs to first floor. Radiator. Door into lounge.

LOUNGE

12' 0" x 14' 4" (to bay) (3.66m x 4.37m)

A spacious family lounge with wood burning stove. Quality laminate flooring. Archway through to dining room. Two Radiators. Bay window to front.

DINING ROOM

10' 8" x 8' 10" (3.27m x 2.70m)

A good sized dining room. Radiator. Double French doors to rear. Door through to kitchen.

KITCHEN

10' 5" x 9' 6" (3.20m x 2.92m)

Appointed along two sides, modern high and low level cupboards beneath laminate and oak worktops. Integrated fridge/freezer, Range style oven with gas hob. Extractor good. Single bowl round chrome sink with chrome mixed tap. Radiator. Large under stairs storage cupboard. Archway to utility room.

UTILITY ROOM

7' 3" x 4' 9" (2.22m x 1.46m)

Appointed along one side, high and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and drainer. Space for washing machine. Space for dish washer. Concealed 'IDEAL' logic combo boiler. Radiator. uPVC door to rear. Door to WC. Appliances to remain.

CLOAKROOM

4' 9" x 2' 10" (1.46m x 0.87m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Heated towel rail. Tiled splash back. Obscured glass window to side. Laminate flooring.

FIRST FLOOR

LANDING

Radiator. Access to loft. Built in cupboard. Doors to all rooms.

BEDROOM ONE

12' 2" x 11' 8" (3.73m x 3.56m)

A good-sized master bedroom. Built in sliding door wardrobes. Bay window to front. Radiator. Door to ensuite.

ENSUITE

12' 4" x 5' 10" (max)(3.76m x 1.80m)

Modern white suite, low level WC, pedestal wash hand basin with chrome mixer tap, double shower with chrome dual headed shower and glass sliding shower screen. Built in cupboard. Radiator. Extractor fan. Tiled flooring and splash backs. Two obscured glass windows to front.



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BEDROOM TWO

10' 7" x 8' 6" (3.25m x 2.61m)

A second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

11' 1" x 7' 8" (3.38m x 2.36m)

A third double bedroom. Radiator. uPVC window to rear.

BEDROOM FOUR

7' 4" x 7' 1" (2.25m x 2.18m)

A fourth bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 9" x 5' 5" (2.06m x 1.67m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap, dual headed chrome shower and glass shower screen. Obscured glass uPVC window to side. Extractor fan. Radiator. Half wall tiling and tiled flooring.

OUTSIDE

REAR GARDEN

A good sized rear garden. Paved patio area with wooden pergola leading to an area of lawn. Bordered by a timber fence with timber gate to side for access. Outside tap.

FRONT

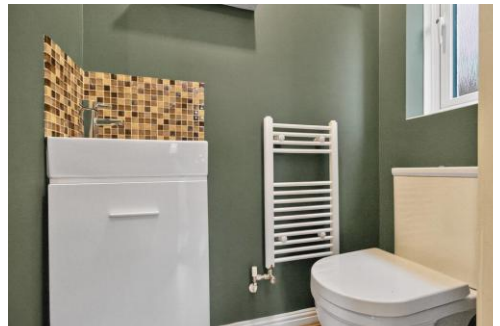
Driveway with parking for two vehicles. Lawn to one side. Timber gate to side for access.

GARAGE

Single garage with up and over door.



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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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