



**14 BRYN CALCH**  
**MORGANSTOWN**  
**CARDIFF CF15 8FD**

ASKING PRICE OF  
**£475,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**3**

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1316 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* FOUR BEDROOM DETACHED \*\* OPEN PLAN KITCHEN/DINER AND FAMILY ROOM**

**\*\* A beautifully presented four bedroom detached family home located at the end of a private driveway in the sought after area of Morganstown. Entrance hallway, playroom/study, bay fronted lounge, open plan kitchen, diner and family room with folding doors to the rear garden, cloakroom. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Paved patio and lawned rear garden. Area of lawn and driveway to front. EPC Rating: C**

**LOCATION**

The village of Morganstown is adjacent to Radyr village and a few minutes drive from the A470 and M4 motorway. The village has a post office, general store, public house and a garden centre. Radyr village has a golf club, church and good schools at all levels. The property is also in the catchment area for Radyr High School. There is a regular bus service to and from Cardiff City Centre as well as train station in Radyr village.

**ENTRANCE HALLWAY**

Approached via a composite entrance door leading to the entrance hallway. Additional window to side. Quality LVT flooring. Staircase to first floor. Radiator.

**PLAYROOM/STUDY**

14' 3" x 7' 11" (4.36m x 2.42m)  
A versatile reception, formally the garage with large window to front. Laminate flooring. Large storage cupboard to the rear of the room. Radiator.

**LOUNGE**

15' 8" x 13' 4" (into bay)(4.80m x 4.08m)  
With bay fronted window, an excellent sized primary reception. Feature fireplace. Quality LVT flooring. Additional window to side. Two radiators. Under stairs storage cupboard.

**KITCHEN AND FAMILY ROOM**

25' 6" x 21' 10"(max) (7.78m x 6.67m)  
A sizeable kitchen and family room with kitchen well appointed along three sides in light grey matte finish handleless fronts beneath quartz worktop surfaces. Inset stainless steel sink with worktop side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Large matching corner pantry cupboard. Integrated fridge freezer. Plumbing for washing machine. Space for tumble dryer. Concealed 'Baxi Duo Tec' combi gas central heating boiler. Ample space for family dining table. French doors to the rear paved patio. The family room has ample space for family seating along with worktop breakfast bar. Window to side. Velux window to rear pitch. Tri folding doors leading to the rear garden. Door to cloakroom. Two radiators.

**CLOAKROOM**

Comprising low level wc and vanity wash basin with storage below. Obscured glass window to side. Radiator.

**FIRST FLOOR**

**LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

**BEDROOM ONE**

13' 5" x 11' 3" (4.10m x 3.43m)  
Overlooking the entrance approach, a good sized primary bedroom. Fitted wardrobe to one side with sliding mirrored doors. Radiator. Over stairs storage cupboard. Door to ensuite.

**ENSUITE SHOWER ROOM**

2' 5" x 5' 3" (.76m x 1.62m)  
Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with twin chrome shower heads above. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to front. Extractor fan. Chrome heated towel rail.



# 14 BRYN CALCH, MORGANSTOWN, CARDIFF CF15 8FD

## BEDROOM TWO

11' 5" x 10' 0" (3.49m x 3.06m)

Overlooking the rear garden, a second double bedroom.  
Radiator.

## BEDROOM THREE

14' 0" x 8' 7" (4.27m x 2.63m)

Overlooking the entrance approach, a third double bedroom.  
Additional window to side. Radiator.

## BEDROOM FOUR

8' 8" x 8' 7" (max)(2.66m x 2.62m)

Aspect to rear. Wardrobe to one side with sliding mirrored doors. Radiator.

## FAMILY BATHROOM

6' 10" x 6' 3" (2.10m x 1.91m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with chrome shower above and central taps. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Extractor fan. Recessed spotlights. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Paved patio leading onto an area of lawn. Wide area to side with space for storage shed. Access to side.

### FRONT GARDEN

Area of lawn. Railings to front. Wide driveway. Access to side.



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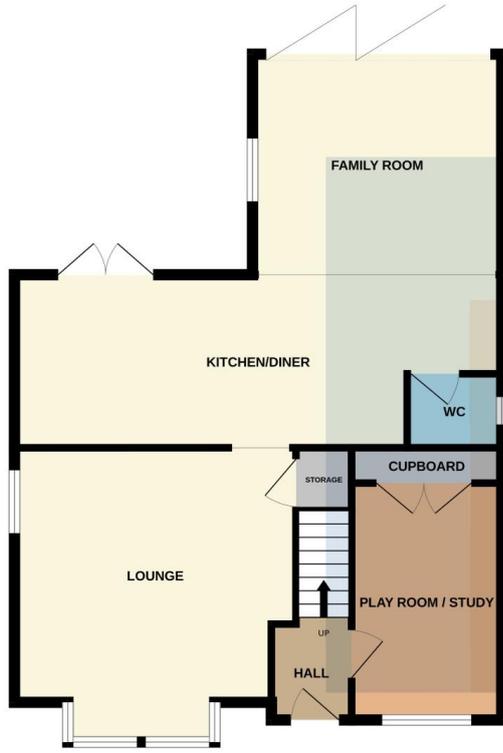


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GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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             |         |           |
| 69-80 | C             | 74 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**RADYR 029 2084 2124**

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



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