

**9 MAES YR ODYN**  
**MORGANSTOWN**  
**CARDIFF CF15 8FB**

ASKING PRICE OF  
**£499,950**



**DETACHED PROPERTY**



**4**



**2**



**3**



**3**

**\*\* FOUR BEDROOM DETACHED FAMILY HOUSE \*\* HEAD OF A QUIET CLOSE \*\* LARGE DRIVEWAY \*\*** A bright and spacious four bedroom detached family home tucked away at the head of a quiet close, being in the sought after area of Morganstown being a short distance from amenities and transport links. Entrance hallway, cloakroom, study, large bay fronted lounge, dining room, modern fitted kitchen and breakfast room with wood worktops, garden room overlooking the rear garden and a utility room. To the first floor are four bedrooms, newly fitted ensuite shower room to bedroom one and a separate newly fitted family bathroom with shower over bath. Gas central heating, double glazing. Beautifully presented rear garden comprising newly paved patio and lawn. Key block driveway to the front. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,404 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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 HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Exceptional Herringbone effect wood flooring. Radiator.

#### CLOAKROOM

Newly fitted white suite comprising low level wc and vanity wash basin with storage below. Full wall tiling. Obscured glass window to front. Quality tiled flooring. Heated towel rail.

#### STUDY

11' 4" x 7' 8" (3.47m x 2.35m)  
Aspect to side. Radiator.

#### LOUNGE

20' 6" x 10' 11" (6.25m x 3.35m)  
An excellent sized primary reception with bay fronted window. Feature bath stone fireplace with inset living flame coal effect fire. Herringbone effect wood flooring. Additional window to side. Radiator. Double doors to dining room.

#### DINING ROOM

11' 7" x 9' 3" (3.54m x 2.84m)  
With tri folding doors opening to the delightful rear garden. Herringbone effect wood flooring. Ample space for large family dining table. Radiator. Doors to kitchen and lounge.

#### KITCHEN AND BREAKFAST ROOM

16' 8" x 11' 5" (5.09m x 3.49m)  
Well appointed along three sides in woodgrain effect shaker style fronts beneath wood worktop surfaces. Inset acrylic bowl sink with monoblock mixer tap. Space for range style cooker with cooker hood above. Space for American style fridge freezer. Matching range of eye level wall cupboards. Window to rear. Ample space for family breakfast table. Quality 'Amtico' flooring. Tiled splash back. Opening to garden room. Door to utility room.

#### GARDEN ROOM

12' 5" x 8' 8" (3.80m x 2.65m)  
A delightful garden room with solid roof, overlooking the rear garden. 'Amtico' flooring. Radiator.

#### UTILITY ROOM

7' 6" x 5' 0" (2.29m x 1.53m)  
With worktop to one side. Plumbing for washing machine. Plumbing for washing machine. Space for fridge freezer. Tiled splash back. Upvc double glazed door to side. Wall mounted 'Ideal Classic' gas central heating boiler. Radiator.

#### FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side. Airing cupboard housing the hot water cylinder.

#### BEDROOM ONE

12' 1" x 11' 0" (3.69m x 3.36m)  
Overlooking the entrance approach and quite close, an excellent sized primary bedroom. Radiator. Door to ensuite.

#### ENSUITE SHOWER ROOM

6' 8" x 5' 6" (2.04m x 1.68m)  
Newly fitted quality white suite comprising low level WC, vanity wash basin with storage below, walk in shower cubicle with glass screen. Twin head chrome shower. Obscure glass window to side. Full wall tiling. Tiled flooring. Chrome heated towel rail.



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## BEDROOM TWO

10' 9" x 9' 6" (3.30m x 2.90m)

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

## BEDROOM THREE

8' 0" x 7' 4" (2.44m x 2.24m)

Aspect to rear. Radiator.

## BEDROOM FOUR

8' 9" x 6' 6" (2.69m x 1.99m)

Aspect to front. Currently used as a walk in wardrobe with a range of fitted wardrobes to two sides. Radiator.

## FAMILY BATHROOM

6' 8" x 5' 6" (2.04m x 1.68m)

Newly fitted modern white suite comprising low level wc, vanity wash basin with storage below, bath with central taps and chrome twin head shower above. Full wall tiling. Tiled flooring. Recessed spotlights. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect with a newly laid paved patio leading onto a shaped area of lawn. Raised beds. Timber storage shed.

### FRONT GARDEN

Large key block driveway to front with small area of lawn.

## STORAGE

8' 2" x 5' 11" (2.49m x 1.81m)

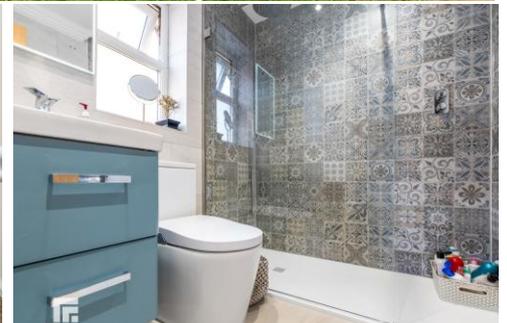
With up and over access door.



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GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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	68 D	
39-54	E		
21-38	F		
1-20	G		

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