



**15 SPRINGFIELD GARDENS**  
**MORGANSTOWN**  
**CARDIFF CF15 8LP**

ASKING PRICE OF  
**£299,950**



**END OF TERRACE PROPERTY**



**3**



**1**



**1**



**1**

**\*\* THREE BEDROOM FAMILY HOME \*\***  
**OPEN PLAN LIVING \*\* LARGE REAR GARDEN \*\*** A bright and spacious three bedroom end terrace family home in the sought after area of Morganstown. Entrance hall opening to the kitchen and dining room with central island, open to the lounge with french doors to rear garden. To the first floor are three bedrooms and a modern family shower room. Gas central heating, double glazed windows. Long rear garden comprising paved patio and lawn with rear timber storage shed and a side access. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 756 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### 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

Approached via a composite entrance door leading into the entrance hall. Under stairs storage cupboard. Opening to kitchen and dining room.

#### KITCHEN/DINING ROOM

20' 2" x 15' 1" (6.17m x 4.60m)

A delightful open plan kitchen and dining room with windows to front and rear. Kitchen well appointed along two sides in white high gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with monoblock mixer tap. Inset four ring gas hob with cooker hood above and oven below. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Central breakfast bar island. Ample space for large family dining table. Radiator. Opening to lounge.

#### LOUNGE

12' 4" x 8' 9" (3.76m x 2.68m)

With french doors to rear garden, two windows to side. Recessed spotlights. Radiator.

#### FIRST FLOOR LANDING

Approached via a quarter turning staircase with spindle banister leading to the central landing area. Access to boarded roof space with lighting accessed via a drop down ladder.

#### BEDROOM ONE

10' 5" x 9' 3" (3.18m x 2.84m)

Enjoying delightful views to the front with a glimpse of Castle Coch, a good sized principal bedroom. Radiator.

#### BEDROOM TWO

9' 5" x 8' 10" (2.89m x 2.70m)

Overlooking the rear garden. Fitted wardrobes with sliding mirrored fronts. Radiator.

#### BEDROOM THREE

8' 10" x 6' 3" (2.70m x 1.93m)

Aspect to front. Radiator.

#### FAMILY SHOWER ROOM

6' 8" x 5' 6" (2.05m x 1.68m)

Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with twin head shower above. Wall tiling to splash back areas. Tiled flooring. Window to rear and window to rear pitch. Heated towel rail.

#### OUTSIDE

##### REAR GARDEN

An attractive south east facing rear garden comprising large paved patio leading onto an area of lawn with borders of trees, plants and shrubs. Timber shed to rear. Timber gate giving access to side.

##### FRONT GARDEN

Laid with decorative stones and paved steps to front door.



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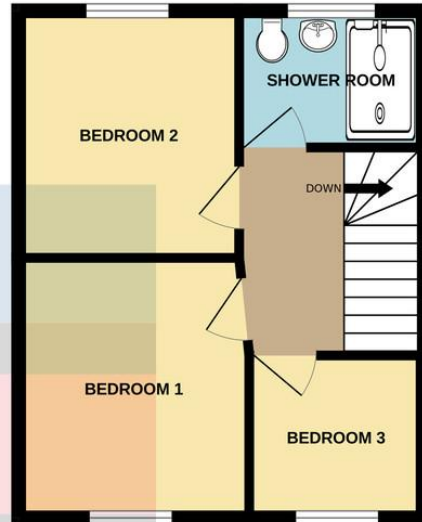


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GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**RADYR 029 2084 2124**

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



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