



PRIMROSE COTTAGE, MAIN ROAD
MORGANSTOWN
CARDIFF CF15 8LJ

ASKING PRICE OF
£315,000



SEMI-DETACHED PROPERTY



2



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TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 875 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****SEMI DETACHED COTTAGE**TWO DOUBLE BEDROOMS**BEAUTIFUL GARDEN**** Charming two bedroom cottage in the sought after area Morganstown. The property briefly comprises, spacious lounge, kitchen/dining room. To the first floor are two double bedrooms, family bathroom. Access to boarded loft for additional guest space. The cottage is surrounded by a well maintained, mature garden with woodland views.

Driveway; parking for two vehicles. Stone shed and an additional two timber sheds. EPC

Rating: D

DESCRIPTION

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LOCATION

The property is situated in this ever popular Cardiff suburb. Radyr and Morganstown are well served by local amenities including shops, a prestigious golf course there are award winning Tennis, Cricket and Football Clubs 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

Entered via a uPVC door into kitchen. Door to lounge. Large storage cupboard under the stairs.

LOUNGE

21' 2" x 10' 4" (6.47m x 3.17m)

Aspect to front overlooking the beautiful garden with slate window sill. A spacious lounge with wood burning stove, granite mantle and tiled hearth. Two radiators. French doors leading to side leading onto decked area.

KITCHEN/DINING ROOM

21' 2" x 12' 8"(max) (6.47m x 3.88m)

Appointed along three walls, a shaker style kitchen with low and eye level cupboards. Chrome handles and laminate worktops. Inset ceramic/ Belfast sink with chrome mixer tap. ' Leisure ' cooker with five ring electric hob beneath an original brick chimney breast. Wall mounted ' Worcester' combi boiler. Space for fridge freezer. Plumbing for washing machine and dishwasher. Radiator. uPVC window looking out to the garden. Stairs to first floor. Laminate flooring.

FIRST FLOOR

LANDING

Quarter turning staircase leading to landing area. Doors to two bedrooms and family bathroom. Access to loft space. Loft has been boarded, had a quality wooden loft ladder fitted, small uPVC window to side. Currently being utilised as a space for guests to stay.

BEDROOM ONE

14' 7" x 10' 3"(max) (4.46m x 3.14m)

A good sized principal, double bedroom with ample wardrobe space. Radiator. Window looking out over the well maintained garden.

BEDROOM TWO

9' 9" x 8' 10" (2.98m x 2.71m)

A second double bedroom with uPVC window to front. Space for wardrobes. Access to roof space. Radiator.

BATHROOM

11' 7" x 4' 7" (3.55m x 1.4m)

White suite; low level WC, with wash hand basin, dual taps and vanity. Bath with chrome mixer tap, chrome shower head, glass shower screen. Tiled splashbacks. Radiator. Obscured glass window to rear.

OUTSIDE

FRONT GARDEN

Entered via a timber gate leading to a block paved driveway for two cars. A well maintained garden front and side. Paved steps leading to a large decking area. Tiers of mature plants and shrubs with a beautiful pond. Stone shed. An additional



MAIN ROAD, MORGANSTOWN, CARDIFF CF15 8LJ



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GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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