



2 BRYN CALCH
MORGANSTOWN
CARDIFF CF15 8FD

ASKING PRICE OF
£495,000



DETACHED PROPERTY



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****DETACHED PROPERTY**FOUR BEDROOMS**IMMACULATE THROUGHOUT**EXTENDED** PLANNING PERMISSION FOR EXTENSION OVER GARAGE*** NO CHAIN**** A beautifully preserved, four bedroom, detached property in the sought after area of Morganstown. Entrance hallway, spacious lounge, kitchen/breakfast room, dining room, second extended reception room, utility room and cloakroom. To the first floor; Master bedroom with en-suite, a second double bedroom, family bathroom and two further bedrooms. Landscaped rear garden. Garage. Driveway. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1505 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the popular Morganstown area of Cardiff. Local amenities include a public house, garden centre, hairdresser and regular bus service to and from the city centre. The M4 motorway and A470 links are nearby. The Taff Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE

HALLWAY

Entered via a composite door a good sized hallway. Stairs to first floor. Radiator. Oak doors to all rooms. Tiled flooring.

CLOAKROOM

6' 4" x 2' 7" (1.94m x 0.81m)

White suite; low level WC, wash hand basin with chrome mixer tap and built in vanity. Tiled splashback. Continuation of tiled flooring from hallway. Radiator. Obscured glass uPVC window to front.

LOUNGE

20' 11" x 10' 10" (6.4m x 3.32m)

A spacious family lounge, feature fireplace with oak mantelpiece and stone surround and hearth. Solid oak flooring. Large bay window to front. uPVC window to side. Radiator. Double oak doors opening into hallway.

KITCHEN/BREAKFAST ROOM

16' 5" x 11' 6" (max)(5.02m x 3.52m)

Appointed along four sides, a German designed kitchen with low and eye level cupboards beneath 'Minerva' worktops, inset composite 1.5 bowl sink with side drainer and chrome mixer tap, integrated five ring gas hob, extractor hood, integrated double oven/grill, integrated dishwasher and space for American fridge freezer. 'Minerva' splashbacks. Half wall tiling and tiled floor. Two uPVC windows to rear. Modern vertical radiator. Oak door into utility room.

UTILITY ROOM

7' 5" x 5' 1" (2.28m x 1.57m)

Appointed along one side, tall and low level cupboards beneath laminate worktops. Wall hung gas central heating boiler. Tiled splashbacks. Plumbing for washing machine. Roof hatch. Wooden door to side leading into the rear garden. Continuation of tiled flooring from the kitchen.

DINING ROOM

11' 5" x 9' 3" (3.50m x 2.84m)

Entered via a solid oak door, spacious dining room. Solid oak flooring. Radiator. Opening leading into orangery.

ORANGERY

17' 4" x 11' 7" (5.30m x 3.54m)

A large additional living space with glass skylight roof and spotlights. Tiled, wood effect flooring with underfloor heating. Bi-fold doors to side opening into to beautifully maintained rear garden. Three uPVC windows to rear with tiled sills.

FIRST FLOOR

LANDING

Window to side. Access to part boarded loft space with light. Built in cupboard housing hot water cylinder. Oak doors to all rooms.

BEDROOM ONE

12' 2" x 11' 4" (3.72m x 3.47m)

A good sized master bedroom. Ample space for wardrobes. Radiator. uPVC window to front. Oak door to en-suite.



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ENSUITE/WETROOM

6' 8" x 5' 5" (2.05m x 1.66m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, walk in shower with glass screen and dual headed chrome shower. Chrome heated towel rail. Extractor fan. Tiled walls and flooring. Obscured glass uPVC window to side.

BEDROOM TWO

10' 7" x 9' 6" (3.25m x 2.90m)

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

BEDROOM THREE

8' 0" x 7' 4" (2.45m x 2.25m)

A third bedroom. Radiator. uPVC window to rear.

BEDROOM FOUR

8' 9" x 6' 6" (2.68m x 1.99m)

A fourth bedroom. Radiator. uPVC window to front.

FAMILY BATHROOM

6' 8" x 5' 6" (2.05m x 1.69m)

White suite; combined low level WC, wash hand basin with chrome mixer tap and vanity. Bath with chrome mixer tap and chrome shower. Chrome heated towel rail. Extractor fan. Wall mirror with light. Tiled flooring and walls.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a beautifully landscaped, well manicured rear garden. Paved patio leading to an area of quality artificial lawn. A second paved patio area. Steps leading to open wooden 'Cwtch'. Surrounded by brick planters of mature plants and shrubs. Continuation of patio to side leading to timber gate for access.

GARAGE

Single garage with up and over door. Power and lighting.

FRONT

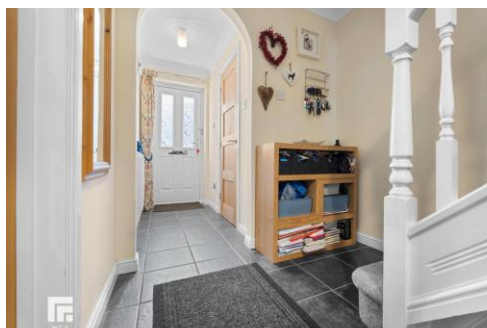
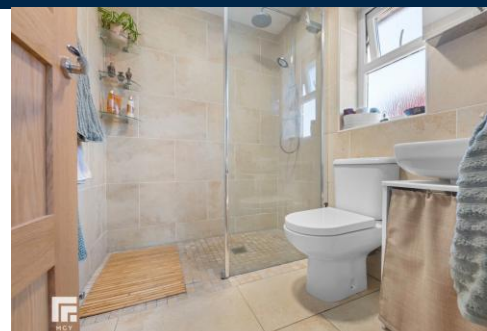
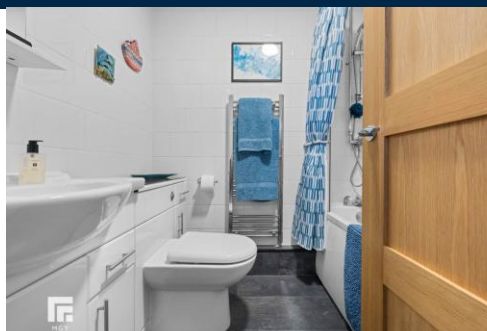
Stone area to side bordered by mature plants and shrubs. Driveway with parking for two vehicles. Open porch with storage box. Timber gate to side for access.



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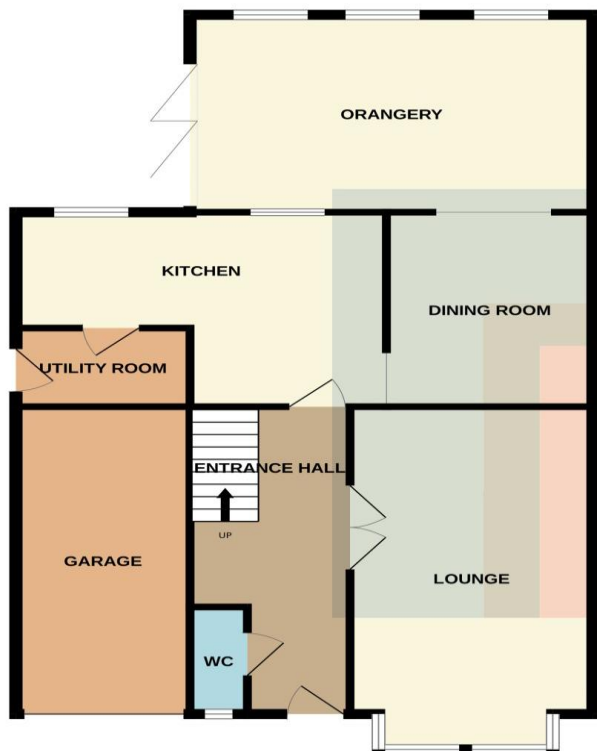


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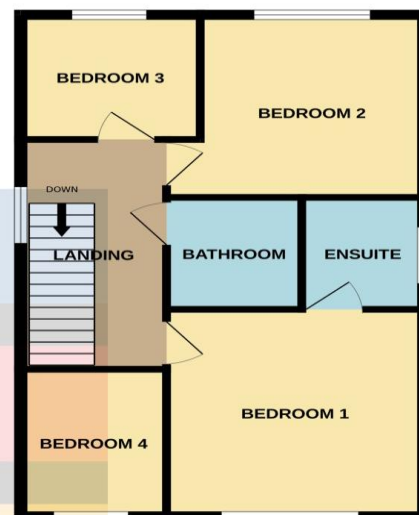


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GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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		

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