



**7 MAES YR ORCHIS**  
**MORGANSTOWN**  
**CARDIFF CF15 8FF**

ASKING PRICE OF  
**£299,950**



**SEMI- DETACHED PROPERTY**



**3**



**2**



**3**



**3**

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 941 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* THREE BEDROOM SEMI-DETACHED \*\*  
THREE RECEPTION ROOMS \*\* CUL-DE-SAC LOCATION \*\*** A well presented three bedroom semi-detached property situated in a the sought after location of Morganstown. The accommodation briefly comprises entrance hallway, lounge, kitchen, dining room, sitting room/bedroom four and cloakroom. To the first floor is the principle bedroom with en-suite, two further bedrooms and family bathroom. Gas central heating. Rear garden mainly laid to lawn with patio. EPC Rating: C

#### 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

Entered via driveway with parking for two vehicles, to front door.

#### PORCH

3' 8" x 3' 4" (1.13m x 1.03m)

Entered via double glazed front door into porch. Radiator. Door into lounge.

#### LOUNGE

14' 1" x 10' 11" (4.31m x 3.35m)

Feature gas fireplace with marble hearth. Double glazed window to front. Laminate wood flooring. Doors to inner hallway and kitchen/dining room.

#### KITCHEN

8' 8" x 8' 5" (2.65m x 2.58m)

The kitchen is fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor fan over. Space for washing machine and dishwasher. Radiator. Cupboard housing gas central heating boiler. Tiled splash backs. Double glazed window and external door to rear garden. Opening to dining room.

#### DINING ROOM

10' 8" x 8' 9" (3.26m x 2.68m)

Laminate wood flooring. Double glazed sliding door to rear garden. Radiator. Space for fridge/freezer.

#### INNER HALLWAY

Stairs to first floor. Doors to sitting room/bedroom and cloakroom.

#### SITTINGROOM/BEDROOM FOUR

15' 1" x 7' 8" (4.60m x 2.34m)

uPVC double glazed window to front. Radiator.

#### CLOAKROOM

Low level WC and wash hand basin. Radiator. Tiled splash backs and flooring.

#### FIRST FLOOR

##### LANDING

Doors to three bedrooms and bathroom. Airing cupboard housing hot water tank. Loft access. Radiator.

##### BEDROOM ONE

10' 9" x 9' 6" (3.28m x 2.92m)

Double glazed window to front with pleasant views. Fitted wardrobe. Radiator. Door to en-suite.

##### EN-SUITE

5' 10" x 5' 8" (1.79m x 1.75m)

Suite comprising low level WC, pedestal wash hand basin and fitted shower cubicle with mixer shower over. Tiled splash backs. Laminate flooring. Double glazed window to side. Radiator. Extractor fan.

##### BEDROOM TWO

10' 4" x 7' 11" (3.17m x 2.42m)

uPVC double glazed window to rear. Radiator.

##### BEDROOM THREE

9' 7" (max)x 8' 5" (2.93m x 2.58m)

Double glazed window to rear. Radiator.

#### BATHROOM

A white suite to include low level WC, pedestal wash hand basin and panelled bath with shower attachment. Tiled splash backs. Laminate wood flooring. Extractor fan. Radiator. Double glazed window to rear.

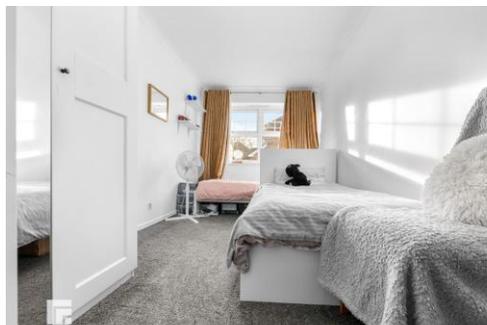
#### OUTSIDE

##### REAR GARDEN

Mainly laid to lawn with paved patio. Boundary fence. Shrub borders. Outside tap.



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GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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