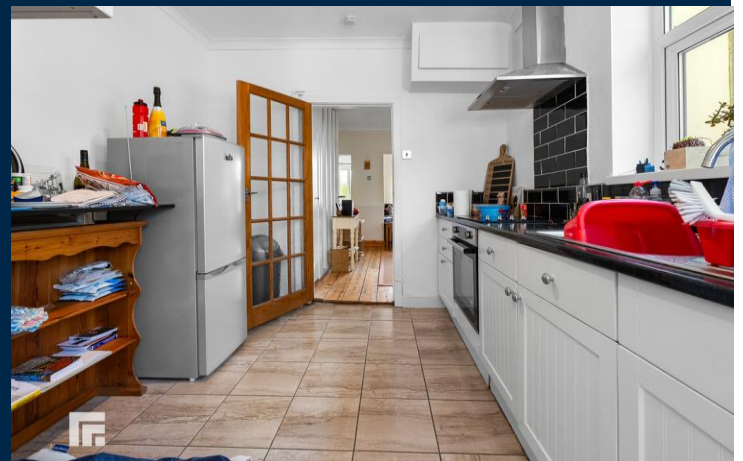




**3 MAIN ROAD
MORGANSTOWN
CARDIFF CF15 8LJ**

ASKING PRICE OF
£275,000



MID TERRACED HOUSE



2



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1

**** TWO BEDROOM MIDE TERRACE COTTAGE **** A bright and spacious two bedroom traditional mid terrace family home in the sought after area of Morganstown. Entrance hall, lounge, dining room and kitchen/breakfast room. To the first floor are two double bedrooms and a sizeable family bathroom with shower over bath. Gas central heating. Double glazing. Courtyard rear garden. Potential parking to rear. EPC Rating: C

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 Taffs Trail is also a short walk away with cycle path and numerous walks.

ENTRANCE PORCH

Approached via a uPVC entrance door leading to the inner porch.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the open hallway, eye level opening to lounge and opening to the dining room.

LOUNGE

11' 3" x 9' 4" (3.45m x 2.87m)

Overlooking the courtyard front garden. Wood flooring. Feature painted brick fireplace with inset cast iron wood burner. Opening to dining room. Radiator.

DINING ROOM

14' 9" x 10' 11" (4.50m x 3.34m)

Overlooking the rear garden, a good sized dining room with ample space for large family dining table. Staircase to first floor. Under stairs storage cupboard. Wood flooring. Radiator.

KITCHEN/BREAKFAST ROOM

15' 10" x 8' 10" (4.83m x 2.71m)

With units and laminate worktops to two sides. Inset stainless steel sink. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Plumbing for dishwasher. Tiled splash back. Two windows to side. Door to rear garden. Tiled flooring. Space for family breakfast table. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 801 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Built in storage cupboard. Access to roof space.

BEDROOM ONE

14' 8" x 9' 8" (4.49m x 2.96m)

With two windows to front, a good sized primary double bedroom. Radiator.

BEDROOM TWO

11' 0" x 8' 9" (3.37m x 2.68m)

Overlooking the rear garden, a second double bedroom. Built out wardrobe. Radiator.

FAMILY BATHROOM

10' 0" x 8' 10" (3.07m x 2.71m)

A sizeable family bathroom with white suite comprising low level wc, vanity wash basin with storage to one side of bathroom, p-shaped bath with shower above and swivel shower screen. Airing cupboard housing the modern 'Glow worm' combi gas central heating boiler. Tiled splash back. Tiled flooring. Chrome heated towel rail. Obscured glass window to rear. Recessed spotlights.

OUTSIDE

REAR GARDEN

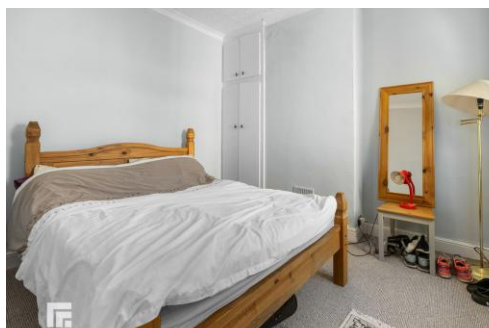
Paved courtyard garden with timber steps leading to an upper concrete hardstand with timber shed. Fence and gate to rear lane. Please note the rear fence could be taken down to provide access for parking.

FRONT GARDEN

Paved patio to front with brick wall to front boundary and timber entrance gate. Canter-levered porch.



3 MAIN ROAD, MORGANSTOWN, CARDIFF CF15 8LJ



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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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