



**2 MAES YR ODYN**  
**MORGANSTOWN**  
**CARDIFF CF15 8FB**

ASKING PRICE OF  
**£492,500**



**DETACHED HOUSE**



**4**



**2**



**3**



**2**

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,329 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\*DETACHED PROPERTY\*\*FOUR BEDROOMS\*\*LARGE REAR GARDEN\*\*QUIET CUL-DE-SAC\*\***

Four bedroom detached property set in a quiet cul-de-sac in the sought after area of Morganstown. Entrance hallway, cloakroom, spacious lounge, dining room, kitchen and second sitting room. To the first floor; principal bedroom with en-suite, second double bedroom and a further two bedrooms. Family bathroom. Large rear garden. Driveway with parking for two vehicles. Mountain View's to front. EPC:C

Radiator.

**LOUNGE**

18' 0" x 10' 9" (5.5m x 3.3m)

Double glazed bay window to front, a spacious, family lounge. Fireplace with gas fire, marble hearth and white, wooden surround and mantle. Additional wooden, double glazed window to side. Radiator. Double doors to hallway. Archway leading through to dining room.

**DINING ROOM**

11' 9" x 9' 3" (3.59m x 2.82m)

French doors leading on to patio area, a lift, spacious dining room. Ample space for table and chairs. Radiator. Door leading to kitchen.

**KITCHEN**

16' 5" x 9' 0" (5.01m x 2.76m)

Appointed along two walls, a light wood effect kitchen with eye and low level cupboards. One and a half bowl stainless steel sink with drainer and chrome mixed tap, integrated four ring gas hob and oven, extractor hood, space for fridge freezer, space for dish washer. An additional free standing kitchen unit. Space for dining room table. Laminate worktops. Tiled flooring and tiled splashbacks. Two radiators. Doubled glazed window. uPVC French doors opening into the well maintained, large rear garden. Door to utility room.

**UTILITY ROOM**

7' 4" x 4' 11" (2.25m x 1.52m)

Utility room with single bowl stainless steel sink, dual chrome taps and drainer, white cupboards and worktop. Plumbing for washing machine. Wooden door to side leading into garden. Tiled splashbacks and flooring. Loft access with storage area.

**SITTING ROOM**

14' 9" x 7' 4" (4.51m x 2.25m)

**DESCRIPTION**

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**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 HALLWAY**

Entered via a wooden door, a spacious hallway. Radiator. Doors leading to two sitting rooms. Stairs to first floor. Door leading to cloakroom.

**CLOAKROOM**

6' 3" x 2' 7" (1.91m x 0.8m)

Low level WC, wash hand basin with chrome mixer tap and vanity. Tiled splashback. Obscured glass window to front.



# 2 MAES YR ODYN, MORGANSTOWN, CARDIFF CF15 8FB

Large double glazed window to front, a second, good sized sitting room. Could also be used as a fifth bedroom. Spacious built in cupboard with light. Radiator.

## FIRST FLOOR

### LANDING

Window to side, landing area with cupboard housing hot water cylinder and storage space. Radiator. Access to loft space.

### BEDROOM ONE

12' 0" x 10' 11" (3.67m x 3.34m)

A good sized principal bedroom. Ample space for wardrobes. Radiator. Window to front with Mountain View's. Door to en-suite.

### ENSUITE

6' 8" x 5' 6" (2.05m x 1.70m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome shower, and chrome mixer taps, tiled splashbacks. Wall light, extractor fan. Obscured glass window to side. Radiator.

### BEDROOM TWO

11' 4" x 10' 9" (3.47 (max)m x 3.29m)

A second double bedroom with space for large wardrobes. Double glazed window to rear. Radiator.

### BEDROOM THREE

7' 11" x 7' 3" (2.43m x 2.22m)

Aspect to rear overlooking the beautiful garden, a third bedroom. Radiator.

### BEDROOM FOUR

8' 9" x 6' 6" (2.67m x 1.99m)

Aspect to front, a fourth bedroom currently being used as a study. Radiator.

### FAMILY BATHROOM

6' 7" x 5' 5" (2.03m x 1.67m)

White suite; low level WC, wash hand basin with vanity and countertop. Corner shower cubicle with curved, glass sliding doors and chrome shower. Heated towel rail. Shaving point. LED mirror. Spotlights. Full wall tiling and tiled flooring.

## OUTSIDE

### REAR GARDEN

A beautifully presented, well maintained, large rear garden. Enclosed by mature trees and shrubs and bordered by a timber fence. Paved patio area, with large lawn area. Timber gate for side access. Small shed to side.

### FRONT GARDEN

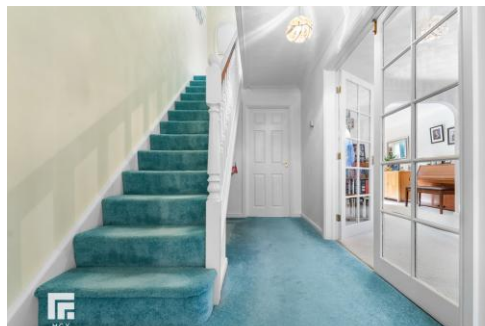
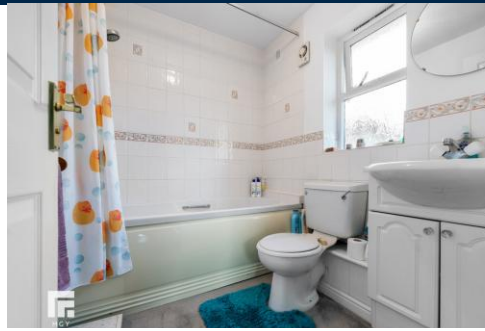
Laid to lawn bordered by mature shrubs. Wall to one side. Open, front porch with driveway with parking for two vehicles. Quiet cul-de-sac.



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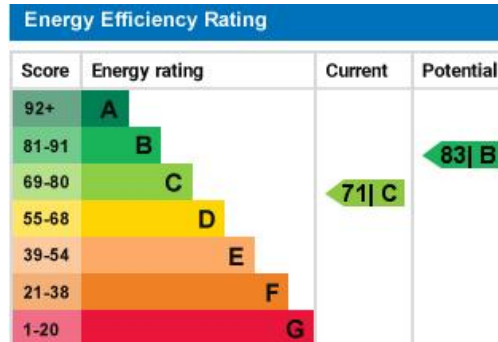
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TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.



**RADYR 029 2084 2124**

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



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