



3 HEOL Y CWM
MORGANSTOWN
CARDIFF CF15 8FG

ASKING PRICE OF
£450,000



DETACHED HOUSE



4



2



3



2

****DETACHED PROPERTY**FOUR BEDROOMS**RADYR HIGH CATCHMENT****
beautifully presented, four bedroom family home in the sought after area of Morganstown. Entrance hallway, lounge, dining room, kitchen, utility room, cloakroom and conservatory. To the first floor, a spacious master bedroom with en-suite, a further two double bedrooms, family bathroom and fourth bedroom. A well maintained rear garden. Front garden with driveway for up to two vehicles. Garage. EPC rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1229 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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.

HALLWAY

Entered via a composite door, radiator. Stairs leading to first floor. Door to lounge.

LOUNGE

12' 7" x 11' 5" (3.86m x 3.48m)
A good sized lounge. Radiator. Bay window to front. Archway through to dining room.

DINING ROOM

10' 7" x 8' 10" (3.24m x 2.7m)
Dining room with double French doors opening into conservatory. Radiator. Tiled flooring. Ample space for dining room table. Door to kitchen.

KITCHEN

10' 4" x 9' 2" (3.17m x 2.8m)
Appointed along two sides, eye and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and integrated grill. Space for dishwasher. Tiled splashbacks and flooring. Large understairs storage cupboard with integral door into garage. Archway to utility room.

UTILITY ROOM

7' 2" x 4' 11" (2.19m x 1.52m)
Appointed along one side, low level cupboards with laminate worktops matching kitchen. Stainless steel sink with twin chrome taps and side drainer. Space for condenser dryer. Plumbing for washing machine. Wall hung gas central heating boiler. Tiled splashback and flooring. Door into rear garden. Door to cloakroom.

CLOAKROOM

4' 11" x 2' 11" (1.50m x 0.90m)
White suite; low level WC, pedestal wash hand basin with twin chrome taps. Radiator. Tiled splashback and flooring. Obscured glass window to side.

CONSERVATORY

11' 6" x 10' 1" (3.53m x 3.09m)
A light, spacious conservatory with solid roof, skylight and spotlights. Windows to both sides and front. Double French doors opening into the rear garden.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder. Access to loft. Doors to all rooms.

BEDROOM ONE

12' 1" x 11' 8" (3.70m x 3.56m)
A spacious master bedroom with built in wardrobes to one side. Radiator. Bay window to front. Door to en-suite.

ENSUITE

12' 1" x 11' 8" (3.70m x 3.56m)
A spacious master bedroom with built in wardrobes to one side. Radiator. Bay window to front. Door to en-suite.

BEDROOM TWO

10' 6" x 8' 5" (3.22m x 2.57m)
A second double bedroom. Radiator. Window to rear.



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BEDROOM THREE

10' 8" x 7' 10" (3.27m x 2.39m)

Duble bedroom. Radiator. Window to rear.

BEDROOM FOUR

7' 3" x 7' 2" (2.23m x 2.20m)

Window to rear. Radiator.

FAMILY BATHROOM

6' 10" x 5' 6" (2.10m x 1.7m)

White suite; combined low level WC with chrome mixer tap and vanity, bath with wooden panel, chrome mixer tap with shower. Radiator. Extractor fan. Tiled splashbacks. Obscured glass window to side.

OUTSIDE

REAR GARDEN

Bordered by a timber fence and mature trees and shrubs; a well maintained rear garden. Patio leading to a good sized lawn area. Timber gate to side for access. Outside tap.

FRONT

Laid to lawn. Driveway with parking for up to two vehicles. Timber gate to side to access rear garden.

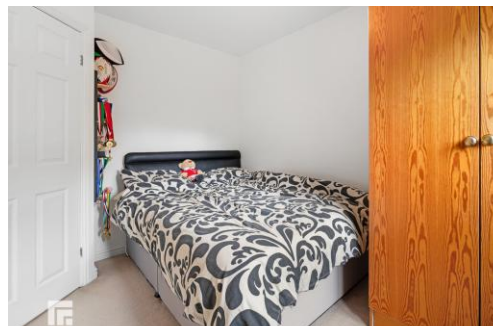
GARAGE

17' 2" x 8' 8" (5.25m x 2.65m)

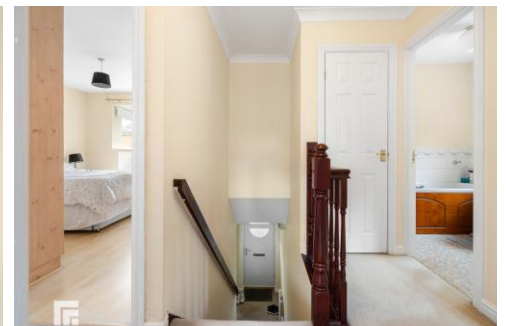
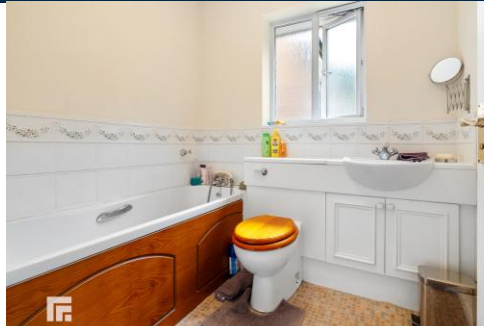
Single garage with up and over door. Power and lighting.



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TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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